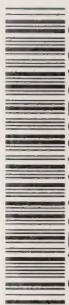


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# THE LONG-TERM HOUSING OUTLOOK

HOUSEHOLD GROWTH IN CANADA  
AND THE PROVINCES, 1991 - 2016







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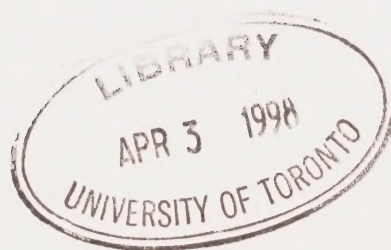
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## Purpose and Overview

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Increases in the number of households are the principal source of housing demand. The purpose of this study is to illustrate how household growth in Canada would vary given different assumptions about where and how Canadians choose to house themselves. For Canada and each province and territory, the report presents population projections and household-growth scenarios covering the period 1991 to 2016. Scenarios were developed based on an assessment of major demographic trends and other factors. They describe a range of possibilities for the future but are not intended as precise forecasts of housing activity. The report also discusses tenure and dwelling type choices, some implications of projected growth patterns, and factors that could push household growth outside the range covered by the projections. The main findings of the study are summarized in Chapter 8.

Readers seeking further information about this project should contact Roger Lewis, Research Division, CMHC, at (613) 748-2797.



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## Chapter 1: INTRODUCTION

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The importance of demographic forces in Canada's development is widely recognized. Nowhere is this more apparent than in the housing sector. Through the remainder of this century and into the next, demographic developments will be crucial determinants of the level, composition and location of housing demand in Canada. While variation in housing demand from year to year is largely related to cyclical economic factors, demand in the long run can be traced to changes in the size and age structure of the population and in the overall tendency to form households.

Since each household occupies a dwelling unit, an increase in the total number of households will by definition increase the number of housing units required. Household growth — the major source of housing demand — occurs as the population grows and ages, and as social and economic forces alter preferences for particular living arrangements. The characteristics of households, such as the age of the household maintainer and whether the household is composed of family or non-family groupings, will strongly influence the type of housing demanded and the inclination to rent or own.

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### Purpose

This report presents the results of projections — developed by Canada Mortgage and Housing Corporation (CMHC) — of household growth for Canada and for the individual provinces and territories to the year 2016. Long-term projections of housing demand are required because of the long production cycle involved in housing. That cycle, from community planning and the provision of services to the eventual construction of housing, can take many years and involves long-term decisions that affect the natural, social and economic environment for many decades.

Builders and materials manufacturers also need to plan ahead. While their planning horizons may not be as long as those of public agencies, they nevertheless have a need to look at future demand for their products and services. Information on long-term household trends can also be useful to public utilities, industries producing housing-related goods and services, community groups and interested citizens.

---

## Approach

The projections contained in this report illustrate how household growth would vary given different assumptions about where and how Canadians choose to house themselves. Scenarios were developed based on an assessment of major demographic and other trends. The primary factors considered were patterns of net interprovincial migration and rates of household formation. It should be recognized that the projections illustrate a range of possible future outcomes; *they are not intended as precise forecasts of future housing activity.*

The scenarios were generated using CMHC's Potential Housing Demand Projection (PHD) Model. Custom population projections produced by Statistics Canada were used as input to the model. These were transformed by the model into projections of household growth, tenure choice and dwelling type choice. Results include national and provincial household projections by age, type of household, tenure and type of dwelling. The research was conducted by CMHC's Research Division, in conjunction with CMHC's Market Analysis Centre.

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## Structure

The projection methodology is described in Chapter 2.<sup>1</sup> It provides an overview of the scenarios and underlying assumptions, and a discussion of why each was selected. It also describes the PHD model and how it works so that the strengths and limitations of the projections can be more fully appreciated. Chapters 3 and 4 present the results of the projections at the national and provincial levels, respectively. Chapter 5 provides analysis and discussion of medium- and long-term implications of household-growth scenarios for housing starts. Chapter 6 assesses the relative importance to household growth of three factors: population growth, aging of the population, and changes in the propensity of the population to form households. Chapter 7 identifies several factors that might push household growth outside the range covered by the projections. The final chapter reviews the main points of the research and summarizes the findings.

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1. A more technical discussion is found in Appendix C.



## Chapter 2:

# METHODOLOGY AND SCENARIOS

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Household growth — the major source of housing demand — occurs as the population grows and ages and as preferences for particular living arrangements shift in response to social and economic forces. Household-growth projections begin with population projections, but since the individuals in a population can house themselves in any number of ways, the relationship between population growth and household growth is far from exact. To transform population projections into household projections, assumptions about the way in which the population will form households in the future are required.<sup>1</sup> Projections of tenure and dwelling-type choices are then made based on the characteristics of projected households, specifically, the age of the household head and the type of household. From start to finish, the process of producing household-growth scenarios involves a sequential projection of population, households, and tenure and dwelling type choices, the output of each stage serving as an input to the next.

Household growth describes the net change in the number of households over time, otherwise known as net household formation. In this report, growth figures are provided in the form of annual averages for five-year periods. Since households form and dissolve continually, household growth should not be construed as representing the number of new households created in a given period; rather, it is the difference between the number of households formed and the number dissolved during the period in question. The actual number of newly formed and dissolved households underlying the net change is unknown.

Although household growth is typically the major determinant of the requirement for new dwelling units, other factors also influence the number of dwellings required. These include the need to replace units lost from the housing stock, to adjust for additional units created within the existing stock, and to allow for a sufficient number of vacant units.<sup>2</sup> These topics are covered in Chapter 5.

- 
1. These assumptions take the form of projected headship rates (the ratio of household heads to population in each age group). See discussion below and in Appendix C.
  2. An additional factor is mobility: since movers usually cannot take their housing with them, a mobile population may require more housing than a stationary one, at least in the short run.

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## Historical Comparability

Population projections were generated from historical population estimates adjusted by Statistics Canada to account for people missed by the Census. Since adjusted population estimates are significantly larger than published census population counts, *population and household projections developed from these estimates are correspondingly larger than, and therefore not directly comparable to, historical census data.*<sup>3</sup>

---

## Overview of Scenarios

Six alternative household-growth scenarios were developed, each distinguished by a different combination of interprovincial migration and household formation assumptions. All other projection assumptions — such as those related to fertility, life expectancy, and immigration — are identical across the six scenarios. For interprovincial migration, two scenarios were developed — Central and Western. For household formation, low, medium and high assumptions were made. Projections for individual provinces were added to produce national totals. Table 2.1 shows the six combinations of household-growth scenarios.

Table 2.1 - Projection Assumptions and Scenario Descriptions			
Net Interprovincial Migration	Household Formation Trend	Scenario	Abbreviation
Central	Low	Central Low	CL
Central	Medium	Central Medium	CM
Central	High	Central High	CH
Western	Low	Western Low	WL
Western	Medium	Western Medium	WM
Western	High	Western High	WH

---

## Population Projections

As noted above, population projections are the starting point for projecting household growth. Two custom population projections were prepared according to CMHC specifications by Statistics Canada. The principal assumptions underlying these population projections were the following:

- a continuation of current fertility levels (1.7 births per woman);

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3. For more on this issue, see Appendix C.



- moderate gains in life expectancy (from 74.6 to 78.5 years for men and 80.9 to 84.0 years for women);
- a continuation of current immigration levels (205,000 per year); and
- Western and Central interprovincial migration scenarios.<sup>4</sup>
  - Interprovincial migration scenarios broadly reflect the two prevailing patterns of movement between provinces during the past decade — a time when strong migration to the central provinces in the mid 1980s gave way to heavy westward flows beginning in the late 1980s. Migration flows under the Central and Western scenarios are based on average historical tendencies during these two distinct periods.
  - Under the Western scenario, British Columbia, Alberta, P.E.I., and New Brunswick gain population from other provinces, while New Brunswick and Nova Scotia record smaller losses in population than under the Central scenario. The Western scenario is therefore described as being “favourable” to these provinces.
  - Under the Central scenario, Ontario is the principal destination, while Quebec, Manitoba, and Saskatchewan lose population, but less than under the Western scenario. The Central scenario is therefore described as being “favourable” to Ontario, Quebec, Manitoba, and Saskatchewan.

## Household Growth

Low, medium, and high assumptions regarding the propensity of Canadians to form households were developed in order to translate projected population growth into household-growth projections. Assumptions took the form of low, medium and high projected headship rates. Headship rates describe the ratio of household heads to population in each age group. Multiplying each projected age-group population by the corresponding headship rate gives the projected number of households headed by each age group. The three alternative headship-rate assumptions were developed using a cohort approach, which projects the future behaviour of particular generations (cohorts) based on the changes experienced by older generations as they aged.<sup>5</sup>

4. For a more detailed explanation of the Western and Central migration scenarios, see Chapter 4 and Appendix C.
5. A birth cohort is a group of people born during a given period, for example, those aged 35-39 in 1991. For more detail on cohorts, headship rate assumptions, and how Statistics Canada defines the term “household head”, see Appendix C.

- For the 1991-1996 period, data already existed that could be used to develop a single set of projected headship rates. Projected household growth was therefore calibrated against data on estimated growth in occupied housing stock and the volume of housing starts during the period.<sup>6</sup>
- For the period from 1996 to 2016, low, medium, and high headship scenarios were developed based on historical cohort trends of varying strengths. For most provinces, the high headship-rate scenario was based on the cohort trend from the 1986-91 period, the low scenario on the 1981-86 cohort trend, and the medium scenario on the longer-term 1981-91 trend.<sup>7</sup>
- Headship rates extrapolated by cohort trends (i.e., for the 1996-2016 period) were adjusted to produce a narrowing of differences among generations. In particular, over the last 20 years of the projection period, young cohorts that currently have relatively low headship rates were allowed — as they aged — to catch up partially to the higher rates achieved by older generations. Under this assumption, a cohort with low headship rates at a given age — say 25-29 — would close the gap relative to previous generations over the last 20 years of the projection period as the cohort moved into the 45-49 age group. The high headship scenario assumes roughly double the catch-up of the low scenario, with the medium scenario about midway between the other two.

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## Tenure and Dwelling Type Choices

Fixed tenure and dwelling occupancy patterns from the 1991 Census were used to assign projected households to individual tenure and dwelling-type combinations.

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## Rationale for Scenarios

As noted above, household-growth scenarios are defined by different combinations of interprovincial migration and headship-rate (household-growth) assumptions. The choice to focus on these two aspects of the projections was motivated by a desire to keep the number of scenarios manageable, as well as by the considerations outlined below.

---

6. 1996 Census data were not available at the time of publication.

7. The exceptions were Saskatchewan, Alberta, and British Columbia, where the base periods for low and high scenarios were reversed.



- Interprovincial migration is the most volatile component of population growth. In recent decades, Ontario, British Columbia and Alberta have taken turns as the principal destination of those moving between provinces. The Western and Central scenarios illustrate the effects of divergent mobility patterns on household growth.
- The government's 1995 and 1996 target ranges for immigration centred on an average of 205,000. Discussions with Citizenship and Immigration Canada indicated that a continuation of recent levels would be the most reasonable assumption for the foreseeable future.<sup>8</sup> Although immigration fluctuated considerably in the past decade, the average intake was around 200,000.
- The headship rates of young people fell between 1981 and 1991 (see Table 2.2). People under the age of 40 in 1991 had not attained the rate of household formation achieved by preceding generations.<sup>9</sup> Given the close relationship between housing construction and household growth in recent decades, household-growth projections for 1991-1996 were calibrated to ensure consistency with estimated growth in the occupied housing stock and average housing starts levels for the period.<sup>10</sup> The calibration suggested that the decline in headship rates continued into the first half of the 1990s: the net change in the number of households would have exceeded the number of dwelling starts by a considerable margin had headship rates not fallen between 1991 and 1996. Thus, a key question for the remainder of the projection period is the extent to which aging cohorts will continue to trail the rate of household formation established by previous generations. The low, medium, and high headship scenarios demonstrate the effects of different degrees of catching up to the rates of older generations. Since differences between generations have tended to shrink as cohorts age, the three scenarios are broadly consistent with historical developments.

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8. The recently released immigration plan for 1997 confirmed the direction established by the 1995 and 1996 plans.

9. For example, the table shows that 25-29 year olds in 1981 had a headship rate of 45.6 percent, compared with a rate of 41.4 percent for the cohort aged 25-29 in 1991.

10. The calibration assumed, in the absence of evidence to the contrary, that housing starts, growth in occupied housing stock, and household growth continued to move in parallel in the first half of the 1990s.

Table 2.2 - Headship Rates, Canada, 1971-1991					
Age of Head	1971	1976	1981	1986	1991
15 - 19	1.4%	2.5%	2.8%	2.2%	2.5%
20 - 24	20.3%	24.6%	26.0%	21.9%	21.3%
25 - 29	41.1%	44.0%	45.6%	43.4%	41.4%
30 - 34	46.8%	49.3%	51.2%	50.7%	49.6%
35 - 39	49.0%	51.1%	53.3%	53.5%	53.1%
40 - 44	50.0%	52.1%	53.9%	54.9%	55.1%
45 - 49	50.3%	52.7%	54.6%	55.2%	56.1%
50 - 54	52.1%	52.9%	55.1%	55.8%	56.3%
55 - 59	54.3%	54.9%	55.4%	56.5%	56.9%
60 - 64	56.3%	57.4%	57.4%	57.5%	58.1%
65 - 69	57.9%	60.0%	60.4%	60.7%	60.3%
70 - 74	58.7%	62.0%	62.5%	63.4%	63.4%
75 +	52.9%	55.6%	55.3%	57.2%	59.2%

Source: Census of Canada

- Tenure and dwelling choice tendencies for each household-type and age-group combination were held constant at 1991 levels. This assumption ensured that projected changes in tenure and dwelling-type composition would reflect projected demographic changes — in the mix of age groups and household types — rather than projected shifts in the preferences of individual household groups. Results therefore provide a basis against which the effects of future changes in preferences might be evaluated.

## Summary

Household-growth projections were produced by a three-stage process: population projections developed in the first stage were transformed into household projections, which were then split by tenure and dwelling type.



Six alternative household-growth scenarios were developed for each province, each distinguished by a different combination of two interprovincial migration and three household-formation assumptions. Population projections based on Western and Central interprovincial migration scenarios were combined with low, medium, and high household formation assumptions. All other projection assumptions — such as those related to fertility, life expectancy, and immigration — are identical across the six scenarios. Projections for individual provinces were added to produce national totals.

Results of the scenarios are described in the following chapters. Detailed output for all six scenarios is included in Appendices A and B.



## Chapter 3: NATIONAL RESULTS

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This chapter describes results for Canada obtained by adding up individual provincial projections. The Central Low (CL) and Western High (WH) scenarios represent low and high scenarios respectively for Canada.<sup>1</sup> The following discussion illustrates mid-range results using the Western Medium (WM) scenario. Where results for a single scenario are presented, the Western Medium is the source. Appendix A presents detailed national results for all scenarios.

---

### Projected Household Growth

- Annual household growth between 1991 and 1996 is estimated to have averaged about 147,000, a level consistent with the recent pace of residential construction.
- In later years, household growth in all three scenarios eventually declines, but the extent and timing of the decline differ from case to case.
  - Under the low scenario, average annual household growth will decline gradually throughout the projection period, reaching 134,000 in the 2011-2016 period, a number that nonetheless exceeds the depressed volume of housing starts in 1995 by a healthy margin.<sup>2</sup>
  - In contrast, the medium and high scenarios show household growth rising in 1996-2001, to 161,000 and 176,000 respectively, before dropping in later years.
  - The range projected for household growth in the 1996-2001 period is broad: 141,000 to 176,000.
- The medium and high scenarios demonstrate that the low level of household growth in the first half of the 1990s is not necessarily the beginning of an inevitable, uninterrupted long-run slide brought on

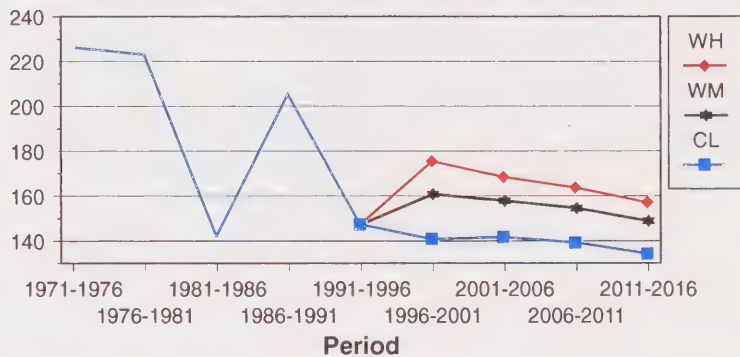
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1. Although the choice of interprovincial migration scenario makes little difference to projection results for Canada as a whole, growth under the Central Low scenario is nonetheless slightly lower than under the Western Low, while the Western High scenario is slightly higher than the Central High.
  2. In 1995, housing starts fell to 111,000, down from a peak of nearly 246,000 in 1987. For a description of the relationship between household growth and housing starts, please see Chapter 5.



by demographic changes. In fact, if the headship rates of young cohorts catch up only partially to the levels attained by preceding generations, but to the extent assumed under the medium and high scenarios as opposed to the low, the 1991-1996 period would represent a trough in household growth, followed by recovery to a higher, but still declining, long-run path.<sup>3</sup>

### Projected Household Growth, Canada, 1991-2016

Average Annual Household Growth (thousands)



Source: CMHC (projections), Census of Canada (historical estimates)

Table 3.1 - Average Annual Household Growth, Canada

Scenario	1991-96	1996-01	2001-06	2006-11	2011-16
CL	147,300	140,800	141,700	139,200	134,300
WM	147,300	160,800	157,800	154,600	148,800
WH	147,300	175,500	168,500	163,700	157,200

Source: CMHC projections

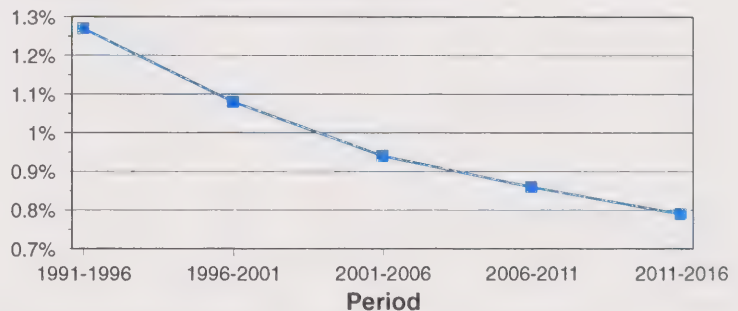
- Although projections highlight the potential for a rebound in household growth in coming years, they also suggest that a sustained return to the high growth of the 1970s, or even the late 1980s, is unlikely. In the 1970s, the first of the baby boomers, the

- Recall that a cohort is simply a group of people born during a given period — a generation in other words. It is not an age group; instead, cohorts pass through successive age groups as they age. Under the assumption of narrowing differences between generations, a cohort with low headship rates at a given age — say 25-29 — would close the gap relative to previous generations over the last 20 years of the projection period as it moved into the 45-49 age group.

large generation born in the period following World War II up through the mid-1960s, began leaving home and forming households in large numbers. In 1996, by contrast, the baby boomers ranged in age from about 30 to 50. By 2016, the oldest baby boomers will be senior citizens (65 and over). In short, the majority of baby boomers either already have or shortly will have formed independent households.

### Population Growth, Canada, 1991-2016 Western Medium Scenario

**Average Annual Population Growth**



Source: Statistics Canada, Population Estimates and Projections

- The major factor underlying the persistent downward trend in household growth in the long run is declining population growth, largely the product of an aging population. The proportion of the population aged 45 and over will increase throughout the projection period. As a result, deaths will rise steadily from year to year. The average annual rate of population growth will drop from around 1.3 percent in the 1991-1996 period to 0.8 percent in the 2011-2016 period. These growth rates translate into a population gain of over 800,000 between 1991 and 1996, compared with a much smaller increase of under 400,000 between 2011 and 2016.

Table 3.2 - Population Distribution by Age, Canada, 1991-2016 (Scenario WM)						
Age Group	1991	1996	2001	2006	2011	2016
0-14	20.7%	20.0%	19.0%	17.8%	16.9%	16.4%
15-24	14.4%	13.4%	13.3%	13.2%	12.9%	12.2%
25-34	18.2%	16.2%	14.2%	13.6%	13.5%	13.5%
35-44	15.9%	16.9%	17.1%	15.6%	13.9%	13.4%
45-54	10.7%	12.8%	14.4%	15.4%	15.7%	14.5%
55-64	8.6%	8.5%	9.3%	11.2%	12.7%	13.7%
65-74	6.8%	7.0%	6.9%	6.9%	7.7%	9.4%
75+	4.6%	5.1%	5.8%	6.3%	6.6%	6.9%

Source: Statistics Canada/CMHC projections

## Household Characteristics

While long-run analyses of the housing market tend to focus on the rate of household growth, shifts in household characteristics will also have important effects. The subsections below contain discussions of a number of these characteristics, namely average household size, household types, age of head, and tenure and dwelling type choices.

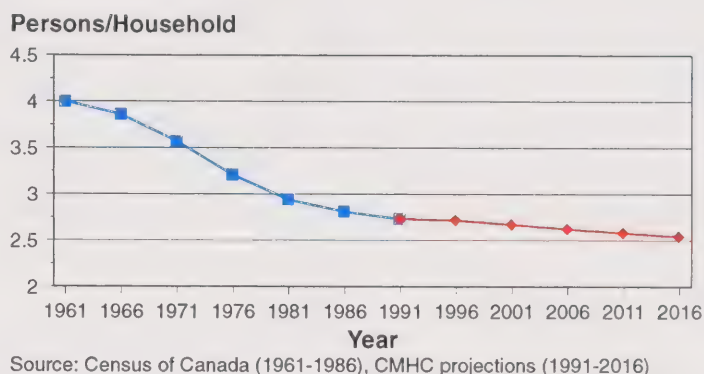
### Household Size

- Between 1961 and 1991, household growth consistently outpaced population growth. As a result, the average size of Canadian households dropped from 4 to 2.7 persons.<sup>4</sup> Household size will continue to shrink, but not as rapidly as in the past. By 2016, average household size will range from 2.5 under the Western High scenario to 2.6 under the Central Low.

4. Household size is estimated by dividing total population by the number of private households. The method slightly overestimates household size since those in collective dwellings (institutions, rooming houses, jails, etc.) are included in the total population.



## Average Household Size, Canada, 1961-2016 Western Medium Scenario



### Household Types

- Continuing an established trend, the number of non-family households will grow more rapidly than the number of family households.<sup>5</sup> From 1991 to 2016, the number of non-family households will increase by 69 percent, family households by 25 percent, and all households by 37 percent. In 1971, 18 percent of all households were non-family households, a proportion that had jumped to 28 percent in 1991 and is projected to reach 34 percent by 2016. Non-family households will account for an increasing proportion of total household growth throughout the projection period.

**Table 3.3 - Non-Family Households, Canada, 1991-2016  
(Scenario WM)**

As percent of all households					
1991	1996	2001	2006	2011	2016
27.8%	28.8%	30.2%	31.6%	32.9%	34.2%
As percent of household growth					
-	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
-	42.6%	49.6%	51.9%	54.5%	58.1%

Source: CMHC projections

- Total households are the sum of family and non-family households. Statistics Canada defines a family household as any household that contains at least one census family. In turn, a census family consists of a couple (married or common-law) with or without never-married children, or a lone parent with one or more never-married children. A non-family household is any household that does not contain a census family. The great majority of non-family households are one-person households (82.5 percent according to the 1991 Census).

- Growth of the different types of family and non-family households will deviate considerably from the overall patterns for family and non-family households. One-person households and households containing childless couples will grow the fastest, increasing by 75 and 59 percent respectively between 1991 and 2016. Given the aging of the population, many childless couples will be “empty nesters” — people whose children have moved out. Aging will also contribute to the growth in one-person households through the death of spouses and the eventual departure from home of the children of lone parents, with the latter effectively moderating the growth of lone-parent households. In contrast, as the baby boomers age, the number of

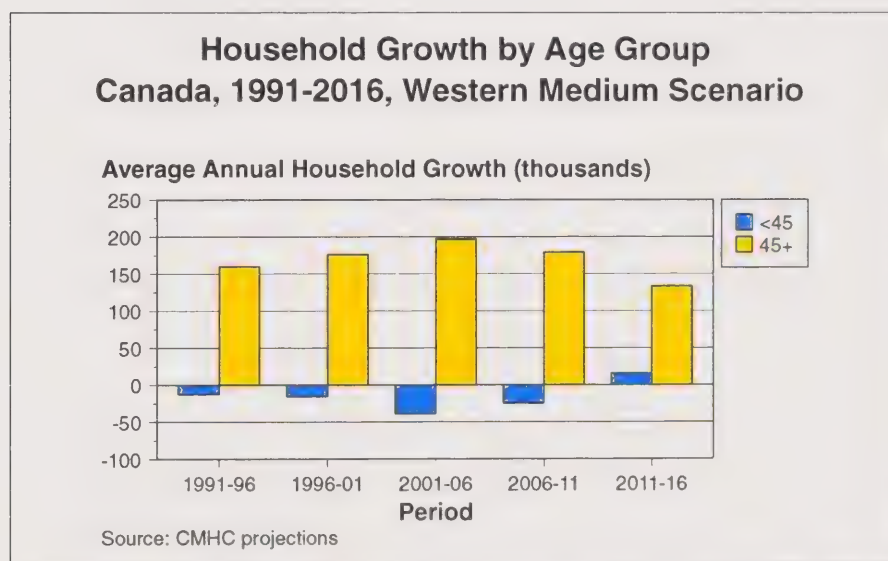
Table 3.4 - Household Types in Detail, 1991-2016 (Western Medium Scenario - WM)						
Year(s)	Family Households				Non-Family Households	
	Childless Couples	Couples with Children	Lone Parents	Multi-Family Households	One-Person Households	Other Non-Family
<b>Number of Households ('000)</b>						
1991	2,546.0	3,837.9	930.5	119.4	2,357.0	504.6
1996	2,762.0	3,956.7	1,008.1	130.1	2,640.0	535.1
2001	3,025.7	4,014.5	1,080.7	141.3	2,992.6	581.3
2006	3,365.5	3,984.6	1,137.9	153.7	3,352.2	631.1
2011	3,710.9	3,927.3	1,190.0	165.3	3,725.8	678.7
2016	4,042.5	3,847.5	1,240.1	175.1	4,116.3	720.6
<b>Average Annual Growth ('000)</b>						
1991-1996	43.2	23.8	15.5	2.1	56.6	6.1
1996-2001	52.7	11.6	14.5	2.2	70.5	9.2
2001-2006	68.0	-6.0	11.5	2.5	71.9	10.0
2006-2011	69.1	-11.5	10.4	2.3	74.7	9.5
2011-2016	66.3	-16.0	10.0	2.0	78.1	8.4
<b>Percent of All Households</b>						
1991	24.7%	37.3%	9.0%	1.2%	22.9%	4.9%
2016	28.6%	27.2%	8.8%	1.2%	29.1%	5.1%
<b>Total Growth Over Projection Period</b>						
1991-2016	58.8%	0.2%	33.3%	46.6%	74.6%	42.8%

Source: CMHC projections

households containing couples with children will actually decline following the turn of the century. In 1991, more than one in three households were couples with children, a share that will drop to just over one in four by 2016.<sup>6</sup>

### Age of Household Head

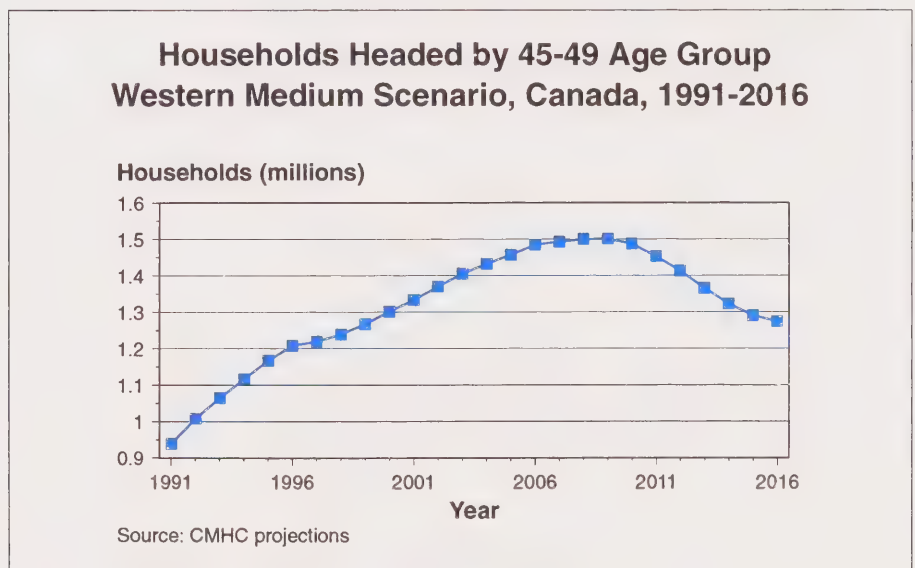
- In general, there will be progressively fewer households headed by young people and progressively more headed by older people. Aging of the baby-boom population, combined with the difficult labour market facing young Canadians, will dampen household growth among those under the age of 45. The number of households maintained by this group will decline steadily until the last few years of the projection period. In 1991, just over half of all households were headed by the under-45 group, a proportion that will shrink to about one third by 2016, when the youngest baby boomers will be around 50 years old. The number of households led by seniors will nearly double between 1991 and 2016, increasing as a proportion of all households from 19 to 26 percent. Growth in senior households will accelerate after 2011 with the arrival of the first baby boomers at age 65.



6. According to census data, half of all households in 1971 were couples with children.



- Aging of the baby-boom population will inevitably dominate the pattern of household growth by age group.<sup>7</sup> With the arrival of the front edge of the baby-boom generation, the populations of the affected age groups swell. As the last boomers depart, age-group populations shrink. Accordingly, average annual household growth by age group will peak at age 45-54 in 1991-2001, age 55-64 in 2001-2011, and age 65-74 in 2011-2016 — the ages reached by the leading edge of the baby-boom population during each period.
- Since the baby boomers were born over a span of two decades and the peak of the boom occurred toward the end of that period (in 1959), it takes about 20 years for all baby boomers to pass through any given age, and each group of new arrivals tends to be larger than the last. The effect on household growth is readily apparent; for example, between 1991 and 1996, the baby boomers first penetrated the 45-49 age group, an event that, according to CMHC's projections, will be followed by nearly 20 years of growth in the number of households headed by this group.<sup>8</sup>



- 
7. When applied to households, age refers to the age of the household head.
  8. Even before the postwar baby boom, births were rising during World War II. As a result, age-group populations actually start to grow with the arrival of the generation born during the war, that is, five years before the first baby boomers turn up.

- Growth in the number of households headed by particular age groups should not be equated with creation of new households. For the most part, as noted above, the pattern of growth by age simply reflects replacement of one generation by another relatively smaller or larger group. Although households form and dissolve on a continual basis, many households survive, moving over time from one age group to another. Consequently, the strong household growth among those 45 and over does not mean that all of these households will require new housing, since many of these households will have been in existence for some time and will therefore already be housed. The growth does, however, represent an opportunity to develop housing suited to the changing needs of the 45-and-over population. In contrast, the projected decline in the number of households headed by those under 45 does not indicate that this group will not require any housing at all, but rather that the generations entering the housing market and occupying this age group in the future will be smaller than the baby-boom group.

### **Tenure and Dwelling Choices**

- The ownership rate for all households is projected to rise from 62.5 percent in 1991 to 63.8 percent in 2001, before leveling off and then dropping slightly between 2011 and 2016. Two factors are at work: the aging of the population and the shift in household composition toward non-family households. Since the probability of ownership rises with the age of the household head — at least until around age 65 — aging of the population by itself would be expected to increase ownership rates; however, the positive influence of aging will eventually be offset by strong growth in non-family households, non-family households being more likely to rent than family households. In addition, because the probability of ownership increases with age at a diminishing rate, the positive effects of aging on ownership become less significant the older the population. The previously noted increase in the fraction of households headed by seniors (age 65+) would reinforce the negative effect on ownership of increased non-family household formation.
- Owner households will account for a steadily decreasing proportion of household growth, again a reflection of the build-up in non-family households and the effects of aging. The fact that owner households account for a high percentage of household growth in the 1991-96 period (77 percent — see Table 3.5) is due in part to low projected household formation among the young, who are more likely to rent than own.

Table 3.5 - Owner Households, Canada, 1991-2016 (Scenario WM)					
As percent of all households (occupied housing stock)					
1991	1996	2001	2006	2011	2016
62.5%	63.5%	63.8%	63.8%	63.8%	63.7%
As percent of household growth					
-	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
-	77.1%	67.2%	65.1%	63.5%	62.2%

Source: CMHC projections

- Tenure and housing type are highly correlated: the majority of ownership units are single detached, while the majority of rental units are apartments. Consequently, projected dwelling type choices tend to parallel the tenure results described above. The proportion of all households living in single-detached dwellings will rise between 1991 and 2001, level off between 2001 and 2006, and drop thereafter. Single-detached dwellings will account for a steadily decreasing fraction of household growth. Apartments will experience the reverse of the pattern for single-detached houses, falling and then rising as a proportion of all households and accounting for an increasing proportion of household growth.

Table 3.6 - Dwelling Types, Canada, 1991-2016 (Western Medium Scenario - WM)						
Dwelling Type	As percent of all households (occupied housing stock)					
	1991	1996	2001	2006	2011	2016
Single-Detached	56.7%	57.2%	57.3%	57.2%	57.0%	56.8%
Apartment	28.0%	27.7%	27.8%	27.9%	28.2%	28.5%
Other Multiple	13.6%	13.3%	13.2%	13.1%	13.0%	12.9%
Moveable	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
	As percentage of household growth					
	-	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Single-Detached	-	65.3%	58.0%	55.7%	53.9%	52.4%
Apartment	-	23.2%	29.2%	30.4%	32.1%	34.6%
Other Multiple	-	9.8%	11.1%	11.9%	11.8%	10.9%
Moveable	-	1.7%	1.8%	2.1%	2.1%	2.0%

Source: CMHC projections



- Recall that tenure and dwelling-type choices were projected using static occupancy patterns derived from the 1991 Census. Results described above therefore consider only the effects of projected demographic changes, that is, changes in the number and composition of households; they do not illustrate the effects of shifts in the tendencies of particular groups. For example, the dampening effect — described above — of increasing non-family household formation on the total ownership rate for all households would be mitigated if the ownership rates of non-family households rose in the future.

## Summary

- Although projections point to a tendency for household growth to decline in the long run, they also suggest that low growth in 1991-1996 could be followed by recovery to higher levels in 1996-2001, with a gradual decline thereafter.
- The average size of households will continue to shrink, but more slowly than in the past.
- Non-family households will grow more rapidly than family households. The composition of households will therefore continue to shift in the direction of non-traditional types. The fastest-growing types will be one-person households and childless couples (including “empty nesters”). In contrast, the number of households containing couples with children will scarcely increase at all.
- As a result of the aging of the baby-boom generation and the difficult labour market facing young Canadians, the number of households headed by those under the age of 45 will decline. In contrast, households headed by those 45 and over will show steady growth as the baby boomers age. In the 2011-2016 period, the oldest baby boomers will become senior citizens.
- The ownership rate for all households will rise between 1991 and 2001, hold steady for the next 10 years, and drop slightly between 2011 and 2016. The proportion of households occupying single-detached houses will parallel the movement in the ownership rate, while the share accounted for by apartments will move in the opposite direction.



## Chapter 4:

# PROVINCIAL RESULTS

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This chapter presents a description of provincial household-growth scenarios. At the provincial level, interprovincial migration patterns play an important role in household growth. Movement of people from one province to another has been and will continue to be a significant factor in population growth and household formation. Much of the population movement can be attributed to uneven job-market conditions from province to province. Provinces with relatively good job-creation prospects typically attract people from less fortunate provinces.

Historical flows between provinces have swung from the western provinces to the central provinces and back. For example, a period of westward migration in the late 1970s and early 1980s gave way to heavier migration toward the central provinces in the mid 1980s. The pattern reverted to a western flow in the late 1980s, but there are signs that the balance may again be shifting in favour of the central provinces.

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### Two Interprovincial Migration Scenarios

Because of the high degree of uncertainty surrounding the future direction of interprovincial migration, two interprovincial scenarios — the Central and the Western — were developed for each province. The pattern of population movement under each is based on average historical tendencies during periods when migration flows favoured either the central or western provinces. Table 4.1 shows average annual net interprovincial migration flows by period and province under both scenarios.<sup>1</sup>

- The Central scenario reflects the hypothesis that employment prospects will improve substantially in Ontario and Quebec, with the result that interprovincial migration flows will switch in favour of the central provinces.

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1. Table C.2 in Appendix C summarizes the total net migration flows for each province under the two interprovincial migration scenarios. Net migration includes both the net interprovincial migration displayed in Table 4.1 and net international migration, which incorporates immigration, emigration, returning Canadians, and non-permanent residents. See Appendix C for more information on these components of international migration.



- The Western scenario reflects the hypothesis that the current pattern of relative labour market conditions will persist, and will sustain interprovincial migration patterns in favour of the western provinces.
- Projected net interprovincial migration under the Western scenario favours Alberta, British Columbia, the Yukon, and the Northwest Territories. The Atlantic provinces also benefit under this scenario since the pull of the western provinces is less important than the pull from the less-distant central provinces. The Central scenario favours Quebec, Ontario, Manitoba and Saskatchewan.<sup>2</sup>

### Effect of Interprovincial Migration on Household Growth

In Alberta, where large migration shifts have occurred in the past, the effect of substituting one interprovincial migration scenario for another is dramatic. The average annual difference of 15,000 to 21,000 interprovincial migrants under the Western and Central scenarios translates into an annual difference of 5,000 to 9,000 in household growth. This variation is enough to produce divergent scenarios for Alberta, with household formation increasing in scenarios based on the Western migration pattern and decreasing in those based on the Central pattern.

In other provinces, interprovincial migration patterns have important effects on household-growth levels but tend not to affect the direction of growth in the long run. In the short run, however, differences in direction are evident in many instances. Often, these differences take the form of a short-run rebound in growth under one interprovincial scenario and a steady decline under the other.

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2. See Appendix C for a more complete discussion of the Western and Central interprovincial migration scenarios.

**Table 4.1 Projected Average Annual Net Interprovincial Migration ('000) by Province (Western and Central Scenarios)**

Province	Scenario	1996-01	2001-06	2006-11	2011-16
Nfld.	Western	-2.6	-1.8	-1.8	-1.5
	Central	-5.9	-5.5	-5.2	-4.7
P.E.I.	Western	0.6	0.5	0.4	0.3
	Central	-0.2	-0.5	-0.4	-0.4
N.S.	Western	-0.4	-0.1	-0.5	-0.5
	Central	-2.7	-2.7	-2.9	-2.9
N.B.	Western	0.2	0.4	0.4	0.7
	Central	-2.6	-3.2	-3.1	-2.5
Que.	Western	-17.1	-18.7	-17.5	-16.1
	Central	-8.3	-7.3	-7.5	-7.2
Ont.	Western	-5.9	-2.4	-0.7	-0.9
	Central	15.3	23.7	26.7	26.3
Man.	Western	-7.4	-7.5	-6.6	-5.7
	Central	-2.8	-2.1	-2.3	-2.6
Sask.	Western	-10.7	-11.1	-9.7	-8.6
	Central	-2.5	-1.8	-1.9	-2.3
Alta.	Western	8.3	12.2	12.9	12.8
	Central	-6.9	-6.6	-7.1	-8.0
B.C.	Western	34.3	27.6	22.6	19.3
	Central	17.3	6.7	4.3	4.9
Yuk.	Western	0.5	0.6	0.4	0.2
	Central	-0.2	-0.2	-0.2	-0.2
N.W.T.	Western	0.2	0.3	0.1	0.0
	Central	-0.4	-0.3	-0.3	-0.3

Source: CMHC, Statistics Canada

### Effect of Immigration on Household Growth

Because immigrants tend to concentrate in specific areas, the effects of immigration on household growth are very unevenly spread across the country. Of particular note, the four largest provinces — Quebec, Ontario, Alberta, and British Columbia — typically receive around 95 percent of all immigrants to Canada, a proportion that is assumed to persist in the future. Even among these four provinces, only Ontario and British Columbia attract higher shares of total immigration than their respective shares of the Canadian population.

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## Key Results

Provincial household growth is influenced by a number of factors specific to each province, most notably interprovincial migration, but also international migration, the age structure of the population, and trends in headship rates. As a result, the trajectory of household growth in each of the provincial scenarios does not necessarily follow the national pattern.

In many other respects, however, provincial results do parallel previously discussed findings for Canada as a whole. One reason for the similarities among provinces is that the baby boom occurred in all regions of Canada. Findings described below follow the broad national pattern and are true of every province. See Chapter 3 for a more detailed discussion of some of the factors underlying these results.

- Average household size will decline, but the rate of decline will vary significantly from province to province.
- The number of non-family households will grow more rapidly than the number of family households, with the result that family households will decline as a proportion of all households. The balance of family and non-family growth varies a good deal from province to province and from scenario to scenario.
- As a result of the aging of the baby-boom generation, the proportion of all households headed by those under the age of 45 will decline throughout the projection period. After 2011, even the youngest baby boomers will be older than 45.
- Owner households will initially increase as a proportion of all households. Subsequently, increases in ownership rates moderate, but the pattern varies from province to province. In some, ownership rates continue to rise, often at a diminishing pace, throughout the projection period. In others, rates level off or even decline. Results reflect the interaction of two factors: the aging of the population and the increasing proportion of non-family households.
- Since tenure and dwelling choices were projected using fixed occupancy patterns from the 1991 Census, projected housing choices are driven by demographic factors alone, that is, by projected changes in the number and composition of households. Results therefore do not consider the effects of shifts in the tendencies or preferences of any particular group.



The following sections describe results for individual provinces. To facilitate comparisons among provinces, each section begins with a table of common indicators derived from the Western Medium scenario, which provides an overview of the general trends described above. These statistics describe projected changes in the age structure of the population, household composition, and tenure choices. The equivalent table for Canada is provided below as a benchmark.

<b>Table 4.2 - Comparative Statistics for Canada</b>						
<b>Western Medium Scenario</b>	<b>1991</b>	<b>1996</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>
Average number in household	2.73	2.72	2.67	2.62	2.58	2.54
Population under 25 (as % of total)	35.0%	33.5%	32.3%	31.0%	29.8%	28.6%
Population 65 and over (as % of total)	11.4%	12.2%	12.7%	13.2%	14.3%	16.3%
Households with head under 45	51.1%	47.1%	43.2%	39.0%	35.8%	34.5%
Non-family households (as % of total)	27.8%	28.8%	30.2%	31.6%	32.9%	34.2%
Owner households (as % of total)	62.5%	63.5%	63.8%	63.8%	63.8%	63.7%

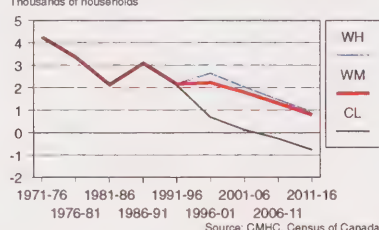
No single scenario represents a high or low in all provinces; for example, the highest growth in Ontario and British Columbia occurs under the Central High and Western High scenarios respectively.<sup>3</sup> Charts depict low, medium, and high results for each province. As in Chapter 3, the discussion illustrates mid-range results using the Western Medium scenario. It should be noted, however, that this scenario tends to be closer to either the low or high end of the projection range than to the middle. Where it falls in the projection range depends on the relative strengths of the Western and Central interprovincial migration patterns in each province.

3. For an overview of the six household-growth scenarios, see Table 2.1 in Chapter 2.

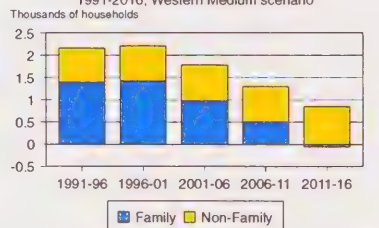
**Table 4.3 - Comparative Statistics for Newfoundland**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	3.26	3.02	2.84	2.70	2.59	2.50
Population under 25 (as % of total)	40.3%	35.5%	31.3%	28.4%	25.9%	23.9%
Population 65 and over (as % of total)	9.6%	10.6%	11.6%	12.8%	15.0%	18.5%
Households with head under 45	51.0%	46.4%	41.3%	36.5%	32.0%	28.7%
Non-family households (as % of total)	15.7%	16.8%	17.9%	19.0%	20.3%	21.9%
Owner households (as % of total)	78.4%	79.3%	80.2%	81.0%	81.6%	82.0%

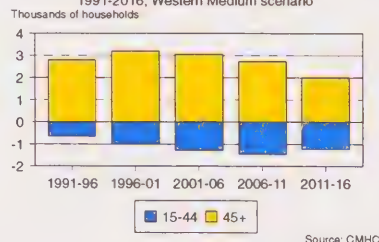
Five-year average annual net household formation  
1971 to 2016, Western Medium scenario  
Thousands of households



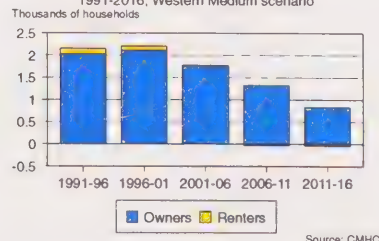
Net household formation by type  
1991-2016, Western Medium scenario  
Thousands of households



Net household formation by age of head  
1991-2016, Western Medium scenario  
Thousands of households



Net household formation by tenure  
1991-2016, Western Medium scenario  
Thousands of households



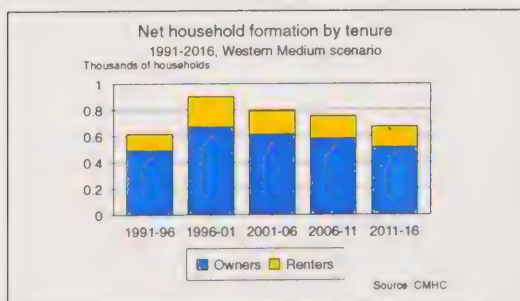
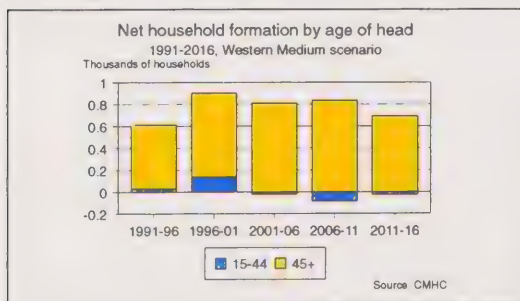
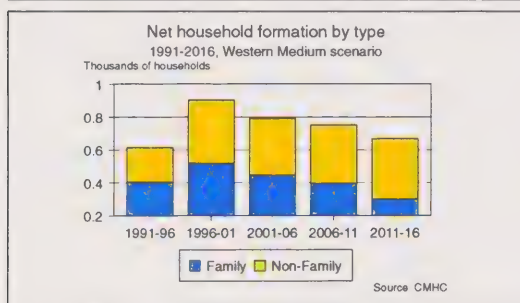
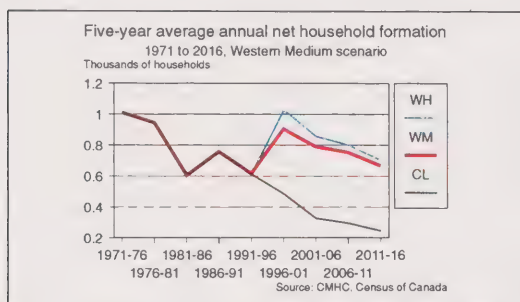
- Persistent outmigration will dampen household growth. Because of heavier population losses, household growth is much weaker in scenarios based on the Central migration pattern than in scenarios based on the Western migration pattern, eventually becoming negative.
- By 2016, Newfoundland will have the lowest concentration of young people in Canada and the second-highest concentration of seniors. The proportion of seniors will nearly double.
- Average household size will decrease considerably and will no longer be the largest among the 10 provinces.\*
- Initially close to the national average, the proportion of households headed by those under the age of 45 will become the lowest in the country.
- Although the number of non-family households will grow more quickly than the number of family households, Newfoundland will continue to have the lowest proportion of non-family households in Canada.
- Ownership rates will rise and remain the highest in the country.

\* Note that this comparison — and all others made “among the 10 provinces” — does not include the territories.

## Prince Edward Island

**Table 4.4 - Comparative Statistics for Prince Edward Island**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.92	2.87	2.75	2.66	2.57	2.50
Population under 25 (as % of total)	37.6%	35.9%	33.6%	31.8%	30.0%	28.3%
Population 65 and over (as % of total)	13.1%	12.9%	13.1%	13.5%	14.5%	16.9%
Households with head under 45	47.4%	44.7%	42.1%	39.0%	35.9%	33.8%
Non-family households (as % of total)	24.5%	25.1%	26.6%	27.8%	29.0%	30.4%
Owner households (as % of total)	73.6%	74.0%	74.0%	74.2%	74.4%	74.5%



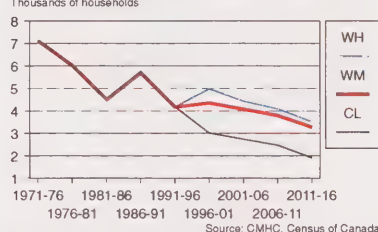
- Positive net interprovincial migration will boost household growth in scenarios based on the Western interprovincial migration pattern.
- Outmigration will reduce household growth under scenarios based on the Central pattern.
- As with the other Atlantic provinces, average household size will shrink substantially.
- Despite strong growth in non-family households, the proportion of non-family households will continue to be the third lowest among the 10 provinces.
- Ownership rates will rise and remain the third highest in Canada.



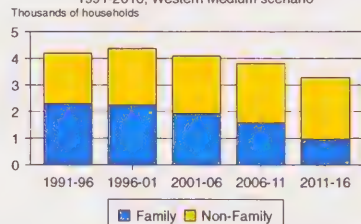
Table 4.5 - Comparative Statistics for Nova Scotia

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.78	2.68	2.58	2.50	2.42	2.35
Population under 25 (as % of total)	35.4%	33.2%	31.1%	29.5%	27.8%	26.2%
Population 65 and over (as % of total)	12.4%	12.9%	13.4%	14.1%	15.6%	18.3%
Households with head under 45	49.0%	45.6%	41.8%	37.3%	33.4%	31.1%
Non-family households (as % of total)	25.5%	26.7%	27.9%	29.2%	30.6%	32.1%
Owner households (as % of total)	70.6%	71.5%	72.2%	72.7%	73.0%	73.3%

Five-year average annual net household formation  
1971 to 2016, Western Medium scenario  
Thousands of households



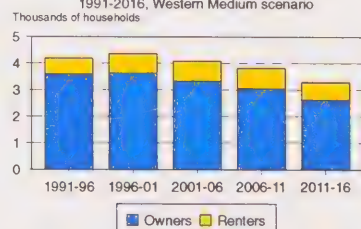
Net household formation by type  
1991-2016, Western Medium scenario  
Thousands of households



Net household formation by age of head  
1991-2016, Western Medium scenario  
Thousands of households



Net household formation by tenure  
1991-2016, Western Medium scenario  
Thousands of households



- Population will be lost to other provinces according to both the Central and Western interprovincial migration scenarios.
- Population gains through international migration will more than compensate for the population lost to other provinces under the Western interprovincial scenario; however, net migration in the Central scenario will still be negative, although close to zero.\*
- In 2016, Nova Scotia will have the fourth highest concentration of seniors in Canada, moving up from fifth in 1991.
- Initially slightly larger than average, household size will shrink significantly to become the third smallest in Canada.
- The proportion of households with heads under the age of 45 will remain the second lowest in Canada (tied with New Brunswick).
- Among Atlantic provinces, Nova Scotia will continue to have the highest concentration of non-family households and the lowest ownership rates.

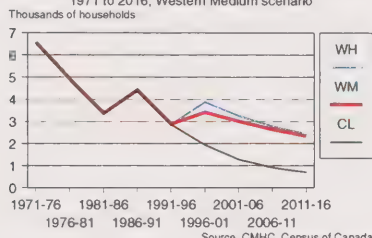
\* Net migration is the net population gain or loss to a province when all forms of migration — interprovincial and international — are taken into account.

**Table 4.6 - Comparative Statistics for New Brunswick**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.86	2.76	2.65	2.55	2.47	2.40
Population under 25 (as % of total)	36.4%	33.7%	31.0%	29.0%	27.1%	25.5%
Population 65 and over (as % of total)	11.9%	12.6%	13.1%	13.9%	15.4%	18.4%
Households with head under 45	49.9%	45.8%	41.7%	37.3%	33.4%	31.1%
Non-family households (as % of total)	22.9%	23.9%	25.4%	26.9%	28.4%	30.0%
Owner households (as % of total)	74.0%	74.8%	75.2%	75.6%	75.8%	75.9%

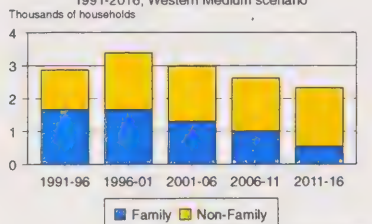
Five-year average annual net household formation

1971 to 2016, Western Medium scenario



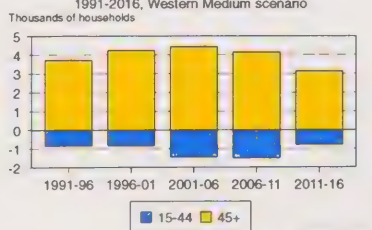
Net household formation by type

1991-2016, Western Medium scenario



Net household formation by age of head

1991-2016, Western Medium scenario



Net household formation by tenure

1991-2016, Western Medium scenario



- New Brunswick will enjoy small population gains under the Western interprovincial migration scenario and suffer relatively heavy losses by historical standards under the Central scenario.
- Although only slightly higher than average in 1991, the proportion of seniors will be the third highest in Canada by 2016.
- The proportion of households with heads under the age of 45, initially close to the national average, will eventually become the second lowest in Canada (tied with Nova Scotia).
- Among the 10 provinces, New Brunswick will continue to have the second-lowest proportion of non-family households.
- Ownership rates will increase and remain the second highest in the country.

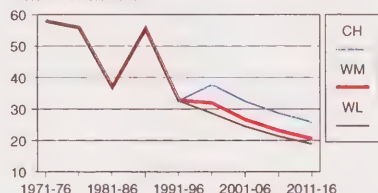
Table 4.7 - Comparative Statistics for Quebec

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.62	2.58	2.50	2.43	2.38	2.33
Population under 25 (as % of total)	33.5%	32.1%	30.8%	29.2%	28.0%	26.9%
Population 65 and over (as % of total)	11.0%	12.1%	13.1%	13.9%	15.6%	18.0%
Households with head under 45	51.5%	46.9%	42.3%	37.3%	33.5%	32.2%
Non-family households (as % of total)	29.2%	30.9%	33.1%	35.1%	36.9%	38.6%
Owner households (as % of total)	55.4%	56.1%	55.8%	55.5%	55.0%	54.4%

Five-year average annual net household formation

1971 to 2016, Western Medium scenario

Thousands of households

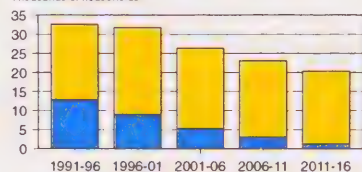


Source: CMHC, Census of Canada

Net household formation by type

1991-2016, Western Medium scenario

Thousands of households

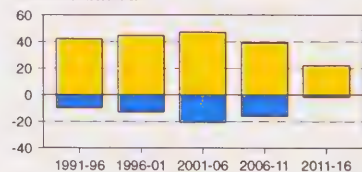


Source: CMHC

Net household formation by age of head

1991-2016, Western Medium scenario

Thousands of households

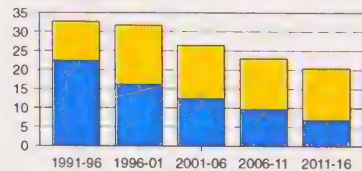


Source: CMHC

Net household formation by tenure

1991-2016, Western Medium scenario

Thousands of households



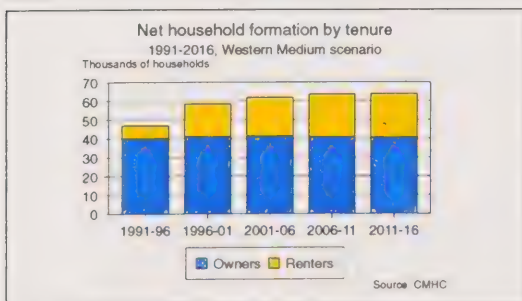
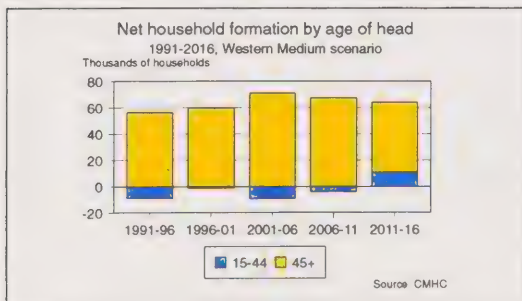
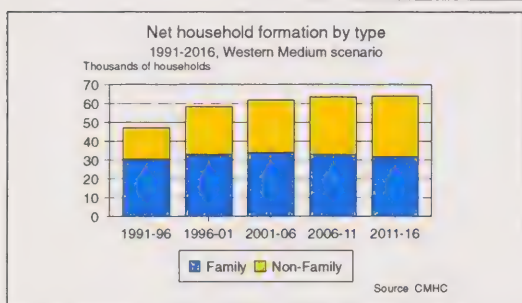
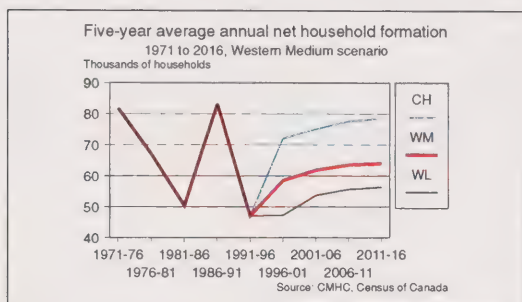
Source: CMHC

- As it has in the past, Quebec will consistently lose population to other provinces.
- Population gained through international migration will more than compensate for losses through interprovincial migration. The net gain is twice as large under the Central scenario as under the Western scenario.
- Average household size will remain the smallest in Canada.
- The strong growth of non-family households in recent decades will persist to the point where Quebec will have the highest proportion of non-family households in the country.
- Already the lowest among the 10 provinces, ownership rates will rise initially but drop overall. Since non-family households tend to rent, the high proportion of non-family households will play a role in dampening ownership rates.



**Table 4.8 - Comparative Statistics for Ontario**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.78	2.82	2.80	2.77	2.74	2.71
Population under 25 (as % of total)	34.7%	33.2%	32.3%	31.4%	30.3%	29.2%
Population 65 and over (as % of total)	11.5%	12.3%	12.7%	13.1%	14.0%	15.7%
Households with head under 45	50.2%	46.1%	42.8%	39.0%	36.0%	34.9%
Non-family households (as % of total)	26.7%	27.2%	28.4%	29.5%	30.7%	31.9%
Owner households (as % of total)	63.4%	64.7%	65.1%	65.2%	65.1%	65.0%

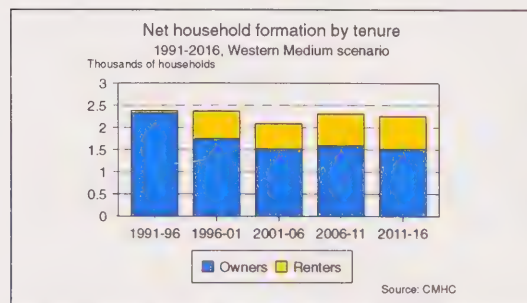
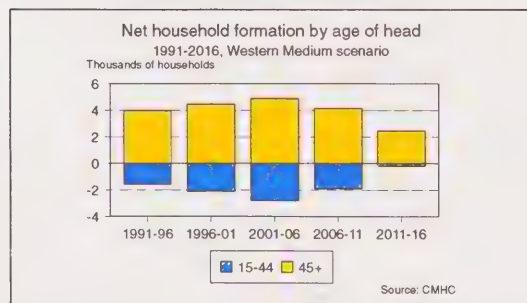
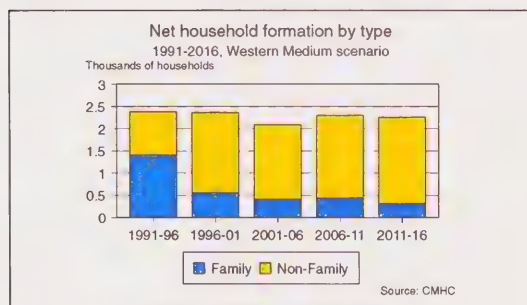
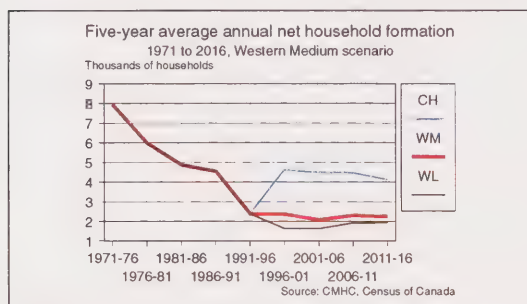


- Ontario will benefit from strong in-migration under the Central interprovincial migration scenario and suffer small population losses to other provinces under the Western scenario.
- Since half of all immigrants to Canada come to Ontario, the overall contribution of migration to household growth is strongly positive, irrespective of interprovincial migration patterns. Net migration increases through much of the projection period under both migration scenarios.\*
- Ontario is the only province in which net household formation is projected to rise in all scenarios. Increases partly reflect recovery from the deep trough in 1991-1996, as well as the projected improvements in net migration described above.
- Moving from just above average in 1991, household size will shrink only marginally, becoming the largest among the 10 provinces.
- Ownership rates will rise and then plateau but will remain below rates in all other provinces except Quebec.

\* Again, net migration describes the net population gain or loss from all forms of migration — interprovincial and international.

**Table 4.9 - Comparative Statistics for Manitoba**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.70	2.70	2.64	2.58	2.52	2.47
Population under 25 (as % of total)	36.6%	35.5%	34.1%	33.0%	31.7%	30.4%
Population 65 and over (as % of total)	13.3%	13.6%	13.9%	14.2%	15.1%	17.0%
Households with head under 45	49.1%	45.9%	42.3%	38.1%	35.2%	34.1%
Non-family households (as % of total)	30.2%	30.5%	31.8%	32.9%	34.1%	35.3%
Owner households (as % of total)	66.7%	67.6%	67.8%	67.9%	67.9%	67.9%



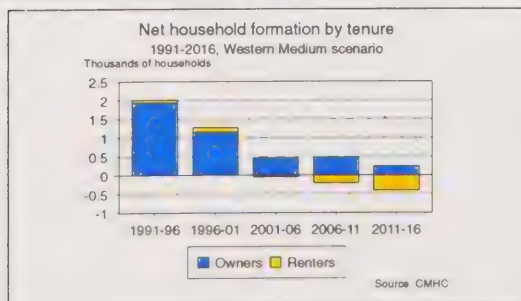
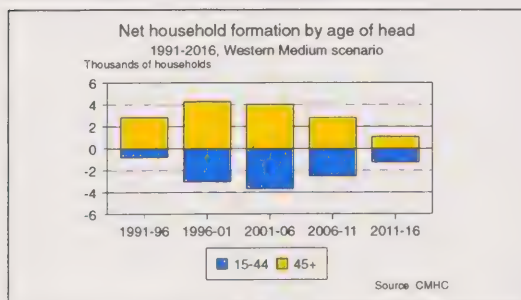
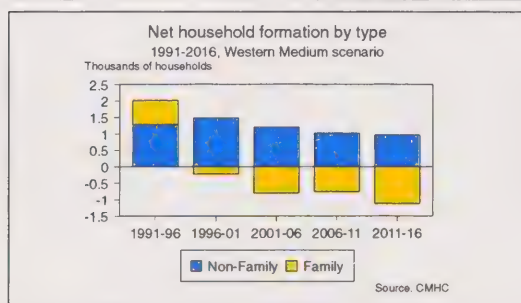
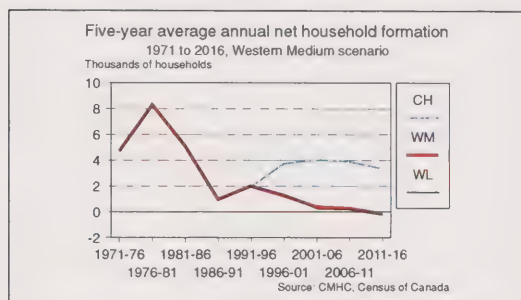
- Migration to other provinces will reduce household growth. Outflows are much heavier under the Western interprovincial scenario than under the Central scenario.
- Population gains through international migration will just offset population lost to other provinces under the Central interprovincial scenario; however, net migration in the Western scenario will still be negative.\*
- Although the proportion of seniors in the population will increase, it will no longer be the second highest in the country, dropping several places in the ranking.
- The proportion of non-family households, which was second highest in Canada in 1991, will move closer to, but remain above, the national average.
- Ownership rates will stay higher than in the four largest provinces and lower than in the remaining provinces.

\* As noted previously, net migration is the net population gain or loss to a province when all forms of migration — interprovincial and international — are taken into account.



**Table 4.10 - Comparative Statistics for Saskatchewan**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.72	2.68	2.58	2.49	2.41	2.34
Population under 25 (as % of total)	38.0%	37.0%	34.9%	32.8%	30.6%	28.8%
Population 65 and over (as % of total)	14.0%	14.6%	15.3%	15.9%	16.9%	19.1%
Households with head under 45	48.2%	45.9%	41.2%	36.3%	32.9%	31.3%
Non-family households (as % of total)	29.5%	30.4%	31.9%	33.3%	34.5%	35.8%
Owner households (as % of total)	70.7%	71.4%	71.7%	71.9%	72.3%	72.7%

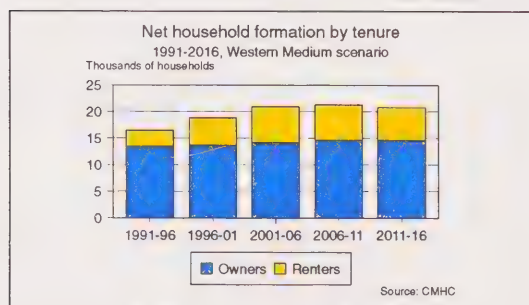
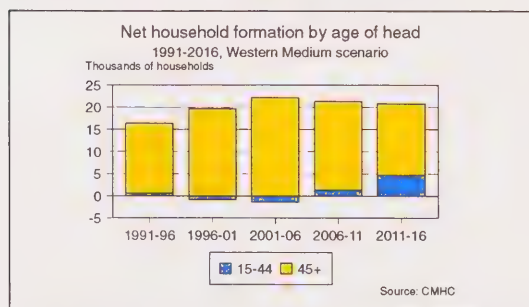
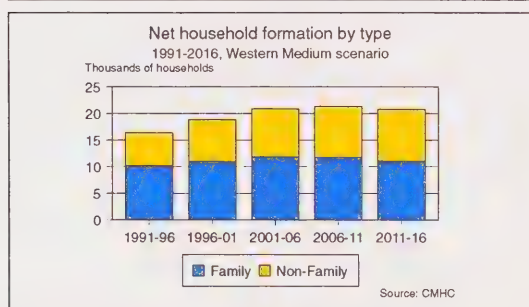
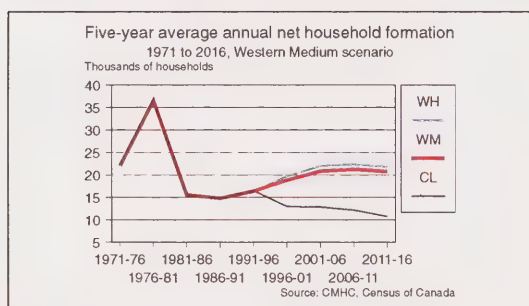


- Persistent outmigration will dampen household growth, especially in scenarios based on the Western migration pattern, which show growth becoming negative in the 2011-16 period.
- Net household formation will initially be higher than it was in 1986-1991, a period when population declined. After 1996, however, Saskatchewan's population will shrink steadily under the Western inter-provincial migration scenario. In contrast, modest population growth will occur according to the Central scenario.
- The proportion of seniors in the population will rise and remain the highest in Canada.
- Average household size will drop sufficiently to become the second smallest in the country.
- As happened in the 1986-1991 period, the total number of family households will decrease in scenarios based on the Western migration pattern. Saskatchewan will continue to have a high proportion of non-family households.
- Ownership rates will rise but will continue to trail rates in the Atlantic provinces.



Table 4.11 - Comparative Statistics for Alberta

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.80	2.75	2.70	2.65	2.61	2.58
Population under 25 (as % of total)	38.3%	36.4%	35.2%	33.8%	32.3%	31.1%
Population 65 and over (as % of total)	8.9%	9.9%	10.5%	11.0%	12.0%	13.7%
Households with head under 45	57.6%	53.2%	48.3%	43.6%	40.5%	39.2%
Non-family households (as % of total)	27.7%	28.5%	29.7%	30.9%	32.0%	33.1%
Owner households (as % of total)	64.0%	65.4%	66.0%	66.2%	66.4%	66.7%

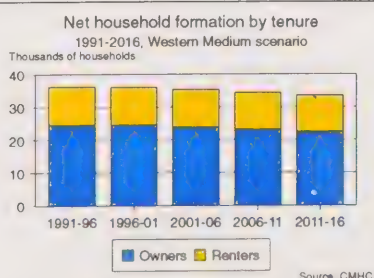
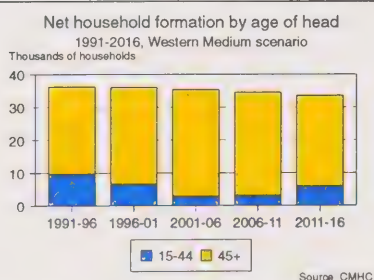
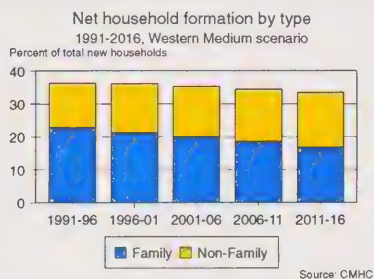
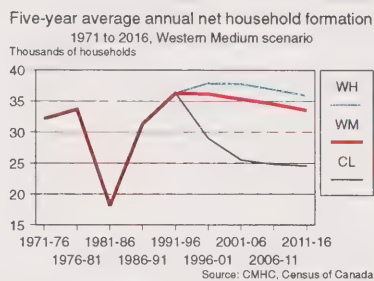


- Interprovincial migration follows very different paths in the two migration scenarios — negative in the Central and strongly positive in the Western.
- International migration will more than compensate for population losses to other provinces projected under the Central migration pattern.
- Alberta's population is younger than populations in most other parts of the country. In 2016, Alberta will have the highest concentration of young people and the lowest concentration of seniors among the 10 provinces.\*
- The proportion of households headed by those under the age of 45 will maintain the top rank among the 10 provinces.
- Average household size will continue to be slightly above the national average.
- Ownership rates will rise steadily but will remain the lowest in the Prairie provinces.

\* Again, note that this comparison and others made among the 10 provinces do not include the territories.

**Table 4.12 - Comparative Statistics for British Columbia**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.65	2.65	2.64	2.62	2.59	2.57
Population under 25 (as % of total)	33.7%	32.6%	31.8%	30.9%	29.7%	28.7%
Population 65 and over (as % of total)	12.6%	12.7%	12.8%	13.1%	13.9%	15.7%
Households with head under 45	49.8%	47.0%	43.9%	40.4%	37.7%	36.2%
Non-family households (as % of total)	30.4%	31.2%	32.2%	33.3%	34.4%	35.6%
Owner households (as % of total)	63.7%	64.2%	64.6%	64.9%	65.1%	65.3%

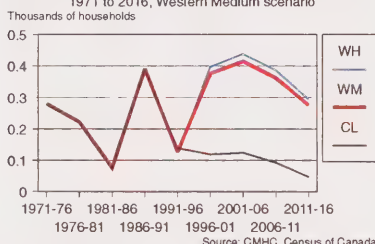
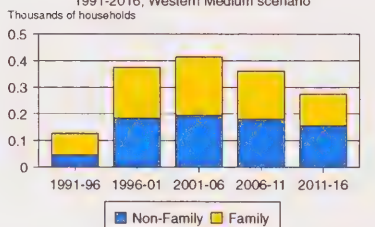
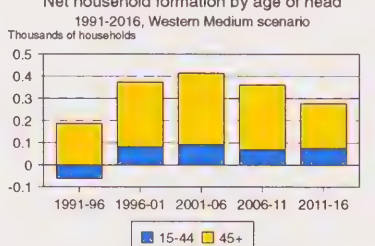
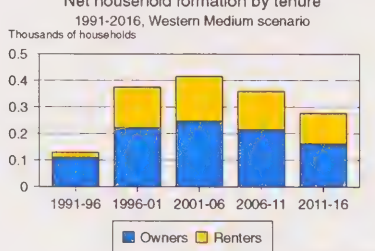


- Heavy migration to British Columbia will boost household growth. Both interprovincial and international migration will be positive. Twenty percent of immigrants to Canada settle in British Columbia. Over time, however, net migration will diminish, but remain strongly positive, under both the Western and Central population scenarios.\*
- Excluding the territories, British Columbia will have the second-highest concentration of households headed by those under the age of 45 (after Alberta).
- Average household size will move from being smaller than average to being slightly larger than average.
- The proportion of non-family households will remain high but will no longer be the highest in Canada.
- Ownership rates will rise steadily but will continue to be lower than in the Prairie and Atlantic provinces.

\* See Table C.2 in Appendix C for a summary of net migration flows. Recall that net migration is the net population gain or loss to a province when all forms of migration — interprovincial and international — are taken into account.

Table 4.13 - Comparative Statistics for Yukon

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	2.81	2.73	2.68	2.63	2.59	2.55
Population under 25 (as % of total)	38.7%	37.2%	36.5%	35.3%	33.9%	32.8%
Population 65 and over (as % of total)	3.9%	5.0%	5.7%	6.3%	7.8%	9.7%
Households with head under 45	65.4%	58.9%	53.5%	49.2%	46.0%	44.5%
Non-family households (as % of total)	29.5%	29.9%	32.7%	34.7%	36.3%	37.9%
Owner households (as % of total)	58.8%	60.4%	60.3%	60.2%	60.2%	60.1%

Five-year average annual net household formation  
1971 to 2016, Western Medium scenario

Net household formation by type  
1991-2016, Western Medium scenario

Net household formation by age of head  
1991-2016, Western Medium scenario

Net household formation by tenure  
1991-2016, Western Medium scenario


- The Yukon will gain population under the Western interprovincial migration scenario but suffer small losses under the Central scenario. Household growth recovers strongly in scenarios based on the Western migration pattern.
- Trailing only the Northwest Territories, the Yukon will have the second-highest concentration of population under the age of 25 and the second-lowest concentration of seniors in Canada.
- The proportion of households headed by those under the age of 45 will continue to be the second highest in the country.
- The proportion of non-family households will move up from third highest to second highest in Canada.
- Ownership rates will increase overall, rising at the outset and then dropping slightly. Rates will remain the third lowest, behind Quebec and the Northwest Territories.

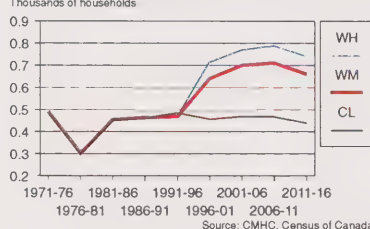


## Northwest Territories

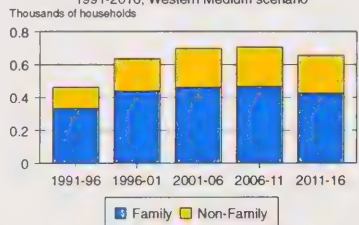
**Table 4.14 - Comparative Statistics for Northwest Territories**

Western Medium Scenario	1991	1996	2001	2006	2011	2016
Average number in household	3.60	3.45	3.28	3.14	3.02	2.93
Population under 25 (as % of total)	50.6%	48.1%	46.2%	44.5%	42.6%	40.6%
Population 65 and over (as % of total)	2.7%	3.1%	4.4%	5.4%	6.4%	8.1%
Households with head under 45	69.7%	64.5%	58.2%	52.2%	47.7%	45.5%
Non-family households (as % of total)	23.8%	24.3%	25.2%	26.3%	27.2%	28.0%
Owner households (as % of total)	31.4%	32.4%	33.1%	33.3%	33.2%	33.3%

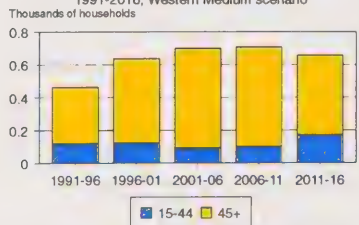
Five-year average annual net household formation  
1971 to 2016, Western Medium scenario  
Thousands of households



Net household formation by type  
1991-2016, Western Medium scenario  
Thousands of households



Net household formation by age of head  
1991-2016, Western Medium scenario  
Thousands of households



Net household formation by tenure  
1991-2016, Western Medium scenario  
Thousands of households



- Like the Yukon, the Northwest Territories will gain population under the Western interprovincial migration scenario but lose population under the Central scenario.
- The Northwest Territories will remain the youngest region in Canada, with the highest concentration of population under 25 and the lowest concentration of seniors. Although dropping considerably, the proportion of households headed by those under the age of 45 will continue to be the highest in the country.
- Average household size will decline substantially but will remain the largest in Canada.
- The proportion of non-family households will stay low, finishing second only to Newfoundland.
- Despite increasing slightly, ownership rates will continue to be by far the lowest in Canada.

## Summary

- Interprovincial migration plays an important role in the household growth of provinces.
- The path of household growth in each province does not necessarily follow the national pattern. Total household growth, presented in Table 4.15, shows that net household formation will be strongest in Ontario, Alberta, British Columbia, and the territories.

Table 4.15 - Total Household Growth, Two Scenarios, 1991-2016		
Province	Western Medium	Central Medium
Newfoundland	23.1%	8.2%
P.E.I.	41.6%	25.3%
Nova Scotia	29.8%	24.4%
New Brunswick	27.2%	16.9%
Quebec	24.9%	27.7%
Ontario	39.2%	44.1%
Manitoba	13.8%	22.3%
Saskatchewan	5.1%	22.6%
Alberta	52.8%	37.3%
British Columbia	68.8%	58.5%
Yukon	74.7%	28.9%
N.W.T.	92.8%	77.2%
Canada	37.4%	37.4%

Source: CMHC Projections

- In many other respects, however, provincial results parallel findings for Canada as a whole:
  - Average household sizes will decline.
  - Non-family households will grow more rapidly than family households.
  - The proportion of households headed by those under the age of 45 will decline.
  - Ownership rates will rise initially, but the pattern in later years varies from province to province.

## Chapter 5:

# IMPLICATIONS OF HOUSEHOLD GROWTH FOR HOUSING STARTS

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The level of household growth will clearly have ramifications for housing starts. Periods of rapid growth will lead to higher requirements for new dwellings, and therefore housing starts, than periods of slow growth; nonetheless, household growth is not the only factor determining the number of new dwellings required. This chapter describes the nature of the relationship between household growth and housing starts and then illustrates some possible implications of household-growth scenarios for housing starts and the age of the housing stock. The analysis of implications, which relies on a specific set of assumptions, is included to provide a concrete illustration of the factors contributing to the pace of residential construction: *it is not a forecast.*

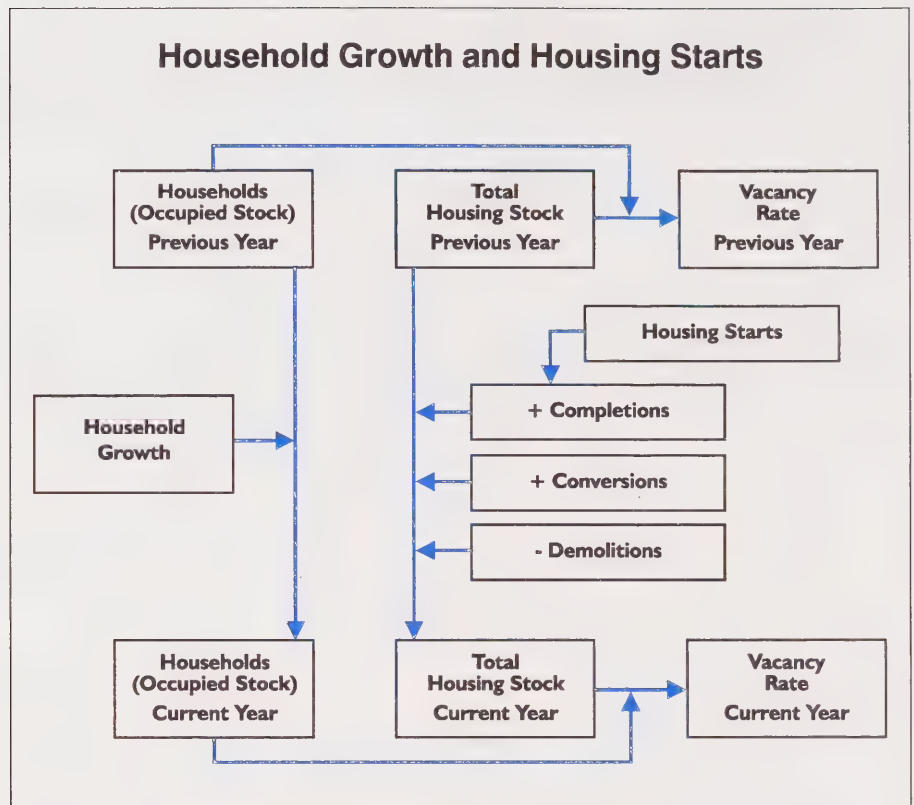
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### Household Growth and Housing Starts

Although household growth is typically the major determinant of the requirement for new dwelling units, other factors also influence the number of new units required. New construction is required to accommodate net growth in the number of households, to replace units lost from the housing stock, and to ensure an adequate supply of vacant units. At the same time, units added to the existing dwelling stock — through conversions — reduce the number of new units required. The diagram below summarizes these factors.

- Since a household by definition consists of a person or group of persons living in a separate dwelling unit, the number of households is equal to the number of occupied dwelling units. Over time, the size of the occupied stock grows as the number of households increases; thus, the diagram shows household growth determining the change in the occupied stock from one year to the next.
- The number of units in the total housing stock increases as new dwellings are completed and as units are created within the existing stock through conversions. Conversions increase the supply of housing when non-residential structures are converted to residential use and when residential units are subdivided. In contrast, the housing stock shrinks when units are lost through demolition, fire, abandonment, or other causes. Of course, units can also be lost through conversion if subdivided units are combined or if dwellings shift to non-residential uses. The diagram shows the change in the housing stock from the previous year being determined by the number of completions, conversions, and demolitions (units lost).





- Housing starts do not immediately increase the number of units in the dwelling stock; rather, the supply of housing only increases once the units have been completed. In any given period, the number of starts and completions will differ for two reasons. First, some time passes before a unit that has been started is completed. The time to completion can be especially significant for multiple-unit projects, which take longer to finish. Second, some units are not completed, but are abandoned at various stages of construction. Thus, the number of completions in a particular period reflects the recent volume of starts, the time required to complete each project, and the proportion of starts that are abandoned. Accordingly, the diagram shows housing starts determining the number of completions.
- The vacant stock is the difference between the total and occupied stocks. The vacancy rate can affect the level of housing starts: a high rate will tend to depress starts, while a low rate will have the opposite effect.
- Although it describes the factors affecting total and occupied housing stocks, the diagram does not directly specify how housing starts are related to household growth. Starts are linked to household growth via completions, which increase the supply of housing, thereby enabling growing numbers of households to be housed. At a minimum, enough

housing units must be added to the stock to accommodate the increase in households, since households cannot form if there is nowhere for them to live. Even if household growth were zero, however, additional dwellings would have to be created to replace units lost from the existing housing stock. In addition, the expansion of the stock should allow for an adequate number of vacant units — enough to ensure a reasonable balance between supply and demand.

- In sum, the increase in the stock must accommodate the net growth in households, provide for a sufficient supply of vacant units, and make up for units lost from the stock. As noted above, units can be added to the stock through new construction (completions) and conversions. Completions account for the bulk of the increase in the supply of housing.

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### Implications For Housing Starts - An Illustration

Assumptions about demolition rates, conversion rates, vacancy rates, and completion rates (the proportion of starts actually completed) can be used to examine potential implications of household-growth scenarios presented in Chapter 3 for housing starts. It must be emphasized that such an exercise is entirely conditional upon the assumptions used and that the required data suffer from a variety of shortcomings. There are likely to be measurement errors in data on completions, demolitions, and conversions, particularly the latter two, since building or demolition permits are not always required or obtained and accurate records not always kept.<sup>1</sup> For these reasons, *the discussion of the implications of household growth for housing starts is included for illustrative purposes only and should in no way be construed as a forecast.*

For the period from 1996 to 2016, the housing starts levels described here provide for enough starts to meet the increased demand resulting from household growth, to replace demolished units, and to maintain the vacancy

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1. As described previously, the change in the housing stock during a given period will equal the number of completions plus the net number of units created through conversions minus units lost through demolition and other reasons. The accuracy of historical data can be tested using this relationship. The necessary data come from two different sources that may not be completely comparable: the benchmark for the housing stock is the Census (taken every five years), while completions, conversions and demolitions are measured monthly. In practice, an adjustment is required to balance the equation; in other words, the change in the stock as measured by completion, conversion, and demolition data does not precisely match the change measured by the Census.

rate at a constant level. In addition, the calculations account for estimates of the number of units added through conversions as well as the proportion of starts that are not ultimately completed.<sup>2</sup>

The demolition, conversion, and completion rates used to perform the calculations were based on average rates for the period from 1971 to 1996. The vacancy rates used were conservative assumptions based on levels of the late 1980s and early 1990s. These assumptions produced the following results:

- Average annual starts for Canada in each five-year period from 1996 to 2016 surpass household growth by an average of 13,000 to 15,000 units per year. This finding holds true for all three of the scenarios discussed in Chapter 3, that is, for the Central Low, Western Medium, and Western High scenarios. The excess starts serve two purposes:
  - to compensate for demolitions (approximately 11,000 units annually);
  - to maintain the vacancy rate. If starts did not exceed the level required to meet the demand resulting from household growth and to replace demolished units, vacancy rates would decline over time as the stock grew (the constant number of vacant units would represent a shrinking proportion of the growing housing stock).
- If vacancy rates were to change in the next twenty years instead of remaining constant, the required volume of housing starts would also change. A decrease (or increase) of only 0.1 percentage point in the vacancy rate would lead to a requirement for approximately 11,000 fewer (or more) units.

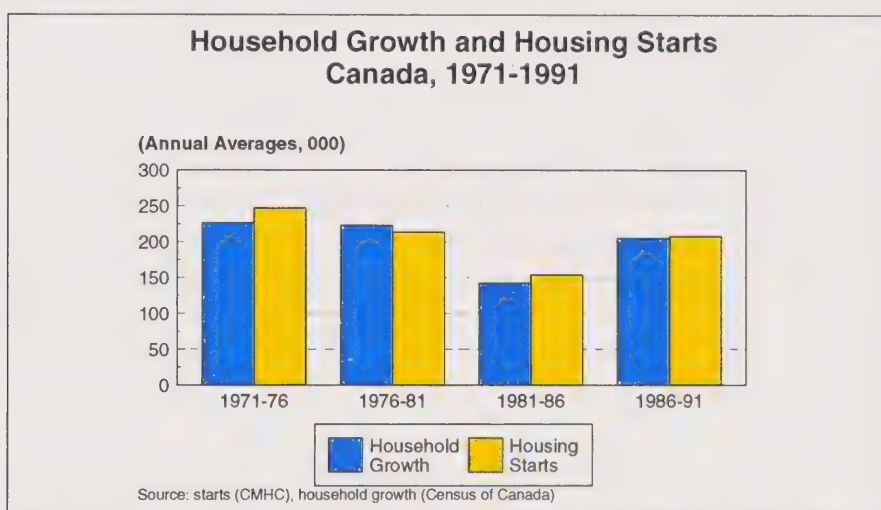
When these results are compared to the historical record, differences between household growth and housing starts levels are much less evident. In particular, data for the 1971 to 1991 period do not show housing starts

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2. Demolition and conversion rates are the key parameters for assessing the implications of household growth for housing starts. While demolitions create demand for replacement units, conversions are an element of supply. Historical evidence suggests that for multiple dwellings, the two factors nearly offset each other. For single-detached dwellings, however, few if any units are created through conversions to compensate for losses from demolitions. In fact, housing stock estimates produced by the Investment and Capital Stock Division of Statistics Canada show no single-detached units created by conversion, although in reality, a few such conversions do occur. Accordingly, estimated replacements needed to offset demolitions are slightly more than 11,000 units per year.



consistently exceeding household growth in the manner and magnitude described above (see chart). For the period as a whole, the average annual gap between housing starts and household growth is under half the difference estimated for 1996-2016.<sup>3</sup> The discrepancy between the historical record and the results for 1991-2016 could arise from measurement errors in any of the relevant data.<sup>4</sup> Another possible explanation is that declining vacancy rates reduced the requirement for new construction between 1971 and 1991; in other words, a portion of the demand for housing could have been met through more intensive utilization of the existing housing stock rather than by adding dwelling units to the stock.<sup>5</sup> Regardless of the reason, or reasons, for the difference between historical and projected outcomes, the discrepancy serves as a cautionary reminder of the exploratory and illustrative nature of the 1996-2016 calculations.



3. The gap between starts and household growth in the 1971 to 1991 period may have been even narrower than suggested by the chart. Household growth estimates in the chart come from the Census, while the housing starts data are July 1 - June 30 totals for each five-year period. Comparisons of starts and household growth are complicated by varying undercoverage rates (i.e. the proportion of the population missed) from census to census. When CMHC generated an alternative set of household growth estimates that incorporated rough adjustments to account for undercoverage, the estimated increase in the number of households for the period was almost identical to the total number of starts.
4. For example, a higher conversion rate than assumed in the calculations would reduce the number of new units needed, thereby narrowing the projected gap between starts and household growth. Underestimation of conversion rates could occur if construction of accessory apartments and basement suites went largely unrecorded.
5. Housing stock estimates produced by the Investment and Capital Stock Division of Statistics Canada do show a decline in vacancy rates between 1971 and 1991 in both the ownership and rental markets. On the other hand, CMHC estimates of vacancy rates in privately initiated rental apartment buildings of six units or more do not.

## Annual Variation in Housing Starts

The calculations summarized in the preceding section describe average housing start levels for Canada over five-year periods. Obviously, starts in

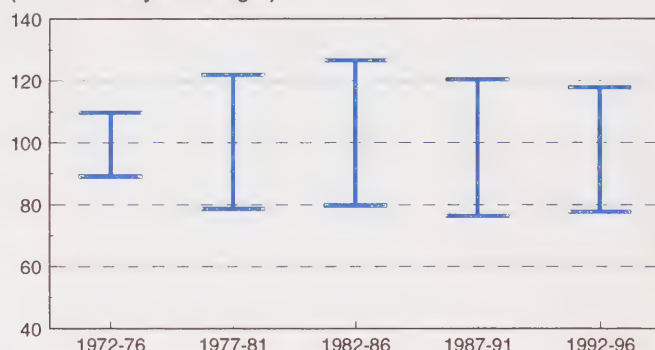
individual years will deviate from these averages; in fact, housing starts are highly volatile with large changes from one year to the next. Housing starts in any given year within a five-year period can be substantially different from the average for the period.

The annual variability of housing starts is illustrated in the accompanying charts, which present — for total, single-detached, and multiple starts — the yearly highs and lows as a percentage of the average for each five-year period from 1972 to 1996. In four of the five periods considered, the low for total starts was 80 percent or less of the average, while the high was 120 percent or more of the average. For single and multiple starts, there is even more variability around the five-year averages.

- The historical evidence indicates that the potential range for starts is very broad. For example, in the case of the Western Medium scenario, annual lows and highs of 80 and 120 percent respectively of the five-year average suggest that starts for the

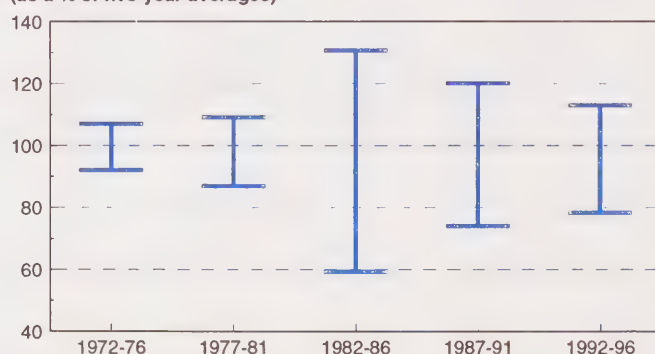
**Total Starts, Highs and Lows  
Canada, 1972-1996**

(as a % of five-year averages)



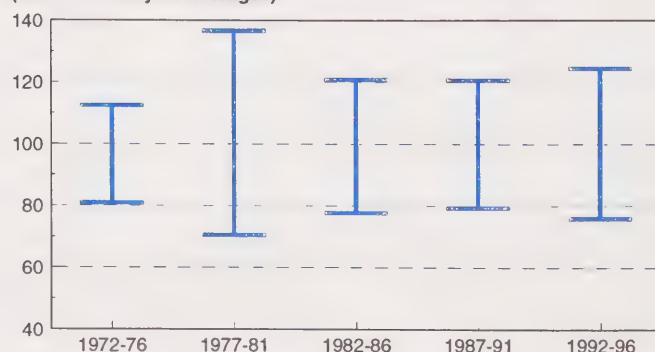
**Single-Detached Starts, Highs and Lows  
Canada, 1972-1996**

(as a % of five-year averages)



**Multiple Starts, Highs and Lows  
Canada, 1972-1996**

(as a % of five-year averages)



period 1996-2001 could range from around 140,000 to 210,000 in any individual year within the period. The range under the Central Low scenario for the same period would be approximately 125,000 to 190,000. On the high side, realization of the Western High scenario would produce a range of about 155,000 to 230,000.

- Several factors can account for the annual variability around the average. For the most part, they reflect large cyclical fluctuations in economic conditions, including mortgage interest rates and affordability, or in demographic developments, such as immigration and interprovincial migration. The important point to remember is that there can be substantial variability around five-year averages.

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## Aging of the Housing Stock

The various scenarios presented in earlier chapters project less rapid household formation in the future than in the 1970s and late 1980s and therefore generally imply lower housing starts as well; moreover, all scenarios indicate a tendency for household growth to decline in the long-run. These findings suggest that the housing stock will, on average, become older because of relatively fewer additions to the growing stock.<sup>6</sup> An aging stock has implications for the overall quality of housing and the need for repairs and renovation. This section explores historical trends and potential future directions with respect to the aging of the stock.

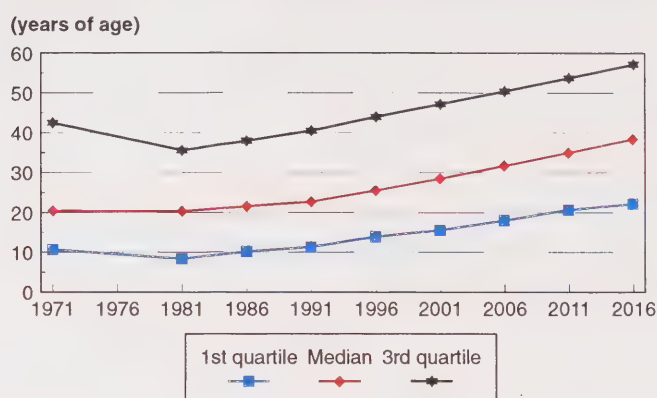
Census data were used to examine the age of the housing stock in selected years between 1971 and 1991. The age measures developed include the median age of housing units (by definition of the median, half of units are older, half are younger), the age of the first quartile (the age below which 25 percent of units are younger and above which 75 percent are older), and the age of the third quartile (the age below which 75 percent of units are younger and above which 25 percent are older). The data indicate that the age composition of the housing stock became younger in the 1970s, but that it has been growing older since 1981. This aging process is likely to continue over the projection period.

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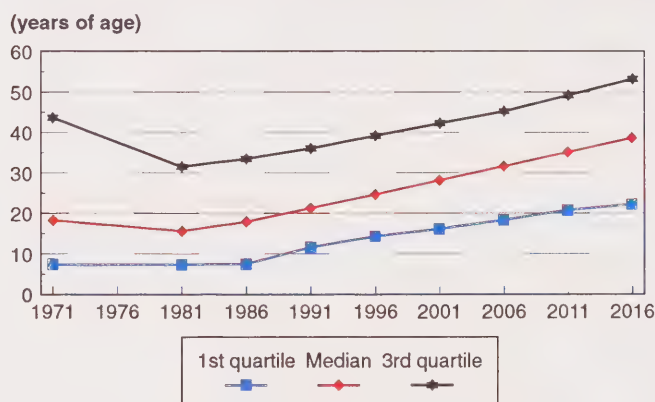
6. Note that even if residential construction activity were maintained at a constant pace throughout the projection period, new construction would still represent a declining proportion of the total stock.



### Age Structure, Single-Detached Dwellings Canada, 1971-2016, Western Medium Scenario



### Age Structure, Multiple Dwellings Canada, 1971-2016, Western Medium Scenario



- For single-detached units, the median age was 22.8 years in 1991, up from 20.4 years in 1981. In the future, however, the median age will increase more rapidly. This is because each year relatively small numbers of units will be added to an aging existing stock that continues to grow larger. In the case of the Western Medium scenario, the median age is expected to increase from under 26 years in 1996 to almost 32 years in 2006 and to over 38 years in 2016. As a baseline, note that the median age would grow by one year every year if there were no additions to the stock.
- Increases in the age of the stock are not substantially different under alternative scenarios. The median age reaches just over 39 years in 2016 under the Central Low scenario and over 37 years under the Western High scenario.

- Looking at the two quartile measures under the Western Medium scenario, 25 percent of the single-detached housing stock would be 22 years or younger in 2016, and 25 percent would be more than 57 years old. In 1991, the ages of the first and third quartiles were 11 and 40 years, respectively.
- For multiple-unit dwellings, the aging phenomenon is similar. Under the Western Medium scenario the median age would grow from approximately 25 years in 1996 to 39 years in 2016.

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## Summary

A review of the implications of net household growth for housing starts suggests the following:

- Housing starts are required to meet the demand generated by household growth, to provide for a sufficient supply of vacant units, and to replace units lost from the housing stock through demolition, fire, and other causes.
- Housing starts are expected to follow a similar pattern to that of household growth, but at a slightly higher level.
- Starts are likely to increase in the 1996-2001 period and decline thereafter.
- The trend in starts will depend on several critical assumptions related to demolitions, conversions, and vacancy rates.
- Housing starts can be highly volatile from year to year. In any given year within a five-year period, starts can be substantially different from the average for the period.
- The housing stock will grow significantly older. Aging of the stock will have important implications for repair and renovation activity.





## Chapter 6:

# DECOMPOSITION OF HOUSEHOLD FORMATION

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The number of households at a given time is calculated by multiplying the population in each age group by age-specific headship (or household formation) rates. Net household formation, then, can be thought of as the result of the combined effects of changes in three factors: the size of the population, the age structure of the population, and age-specific headship rates. Projections of future changes in the number of households assume that the three factors will change in specific ways, as defined under a given scenario. Using the results of the Western Medium scenario, this chapter assesses the relative importance of each factor for net household formation. This decomposition of the causes of household formation will help readers better understand the contribution of each factor to household-growth projections.

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### Components of Household Formation

The specific effects of changes in each of the three factors are:

- **Population growth:** With other factors held constant, a larger number of people will form more households.
- **Maturation of the population:** Because the rate of household formation is generally higher for older age groups, an older society will have more households for a given population size than will a younger society.
- **Changes in headship rates:** The headship rate is the percentage of people of a given age group who become heads of households, in effect, the rate of household formation. The higher the headship rate, the more households will be formed by a given population. Headship rates for people of given age groups reflect preferences for various living arrangements, and as such can be affected by changes in income, employment, family status, and housing prices. In general, headship rates reflect a full range of social, economic and cultural factors.

To estimate the individual effects of changes in the factors listed above over the period 1991-2016, a series of seven simulations was performed. Each simulation used a different combination of assumptions, holding the three factors fixed or allowing them to vary in accordance with assumptions used for the Western Medium scenario. For example, one simulation allowed population to be variable with the other factors fixed, another fixed popu-

lation as well, and so on. The results of these simulations were then used to assess the effect of allowing changes in only one of population, population maturity, and headship rates.<sup>1</sup>

## Results of Decomposition

Table 6.1 shows the results of the simulations and analysis. The five-year annual average contributions of each factor, and total household growth, are shown in both thousands of households and percentage share of total growth.

Table 6.1 - Projected Components of Household Growth				
Five-year annual averages: 1991-2016 ('000)				
Years	Population Growth	Population Maturation	Headship Rate Changes	Total
1991-1996	134.9	59.1	-46.6	147.3
1996-2001	123.3	55.0	-17.5	160.8
2001-2006	116.2	54.6	-13.0	157.8
2006-2011	113.0	52.7	-11.2	154.6
2011-2016	110.6	47.8	-9.6	148.8
Five-year annual average shares, 1991-2016				
Years	Population Growth	Population Maturation	Headship Rate Changes	Total
1991-1996	91.5%	40.1%	-31.6%	100.0%
1996-2001	76.7%	34.2%	-10.9%	100.0%
2001-2006	73.6%	34.6%	-8.2%	100.0%
2006-2011	73.1%	34.1%	-7.2%	100.0%
2011-2016	74.3%	32.1%	-6.4%	100.0%

1. The joint or “cross” effects from interactions of the various possible combinations of factors were then calculated. The technique was to subtract the individual effects of variable factors from the overall effect resulting from the same factors being variable at once. The residual is the joint effect. The amounts estimated by this process were small relative to the total impacts, and were therefore allocated across the three factors according to the relative magnitude of the variable factors which produced each joint effect.

Note that the changes in headship rates assumed in the scenario have a negative effect on household growth. That effect is outweighed by increases resulting from population growth and the expected aging of the population. A larger population of older people, who tend to form more households, will result in a net increase in the number of households.

Table 6.2 shows the results of a similar analysis based on 1971 to 1991 population and household data from the Census. Note that since the Census data are not adjusted for undercounting of certain groups, the figures in Table 6.1 and Table 6.2 are not directly comparable, although there is unlikely to be any significant difference in the calculated percentage shares.

<b>Table 6.2 - Historical Components of Household Growth</b>				
<b>Five-year annual averages: 1971-1991 ('000)</b>				
<b>Years</b>	<b>Population Growth</b>	<b>Population Maturation</b>	<b>Headship Rate Changes</b>	<b>Total</b>
1971-1976	84.6	70.9	70.9	226.3
1976-1981	89.1	90.6	43.4	223.1
1981-1986	64.4	90.8	-13.2	142.0
1986-1991	143.2	64.9	-2.8	205.3
<b>Five-year annual average shares, 1971-1991</b>				
<b>Years</b>	<b>Population Growth</b>	<b>Population Maturation</b>	<b>Headship Rate Changes</b>	<b>Total</b>
1971-1976	37.4%	31.3%	31.3%	100.0%
1976-1981	39.9%	40.6%	19.5%	100.0%
1981-1986	45.3%	64.0%	-9.3%	100.0%
1986-1991	69.8%	31.6%	-1.3%	100.0%

## Analysis of Individual Factors

The relative importance of the individual factors shows considerable variation over time. Changes can be most clearly seen in the declining effect of changes in headship rates. In 1971 to 1976, all three factors were nearly equal in importance, with headship rate changes accounting for 31.3 percent of net household growth. That share then fell to a projected -31.6 percent of net growth (i.e. headship rate changes were responsible for a



decrease in household formation of 31.6 percent of net growth) by 1991 to 1996. During that decline, population growth took on an increased role, with its share rising to as much as 91.5 percent by 1991 to 1996. Over the next 20 years, headship rate changes are expected to exert less of a negative effect, balanced by a decline in the effect of population growth.

### **Population Growth**

The population of Canada is expected to continue growing in the future, although at a lower rate than over the last few decades. Therefore, it is not surprising that population growth is the primary force driving household formation. This will be increasingly true in the future as the effect of population maturation declines.

### **Population Maturation**

The importance of the maturing of the population for household formation will decline in the future. The reason is that the populous cohorts of the baby boom will be passing through age groups in which headship rates change by much less than when the boom was moving through the young adult age groups.<sup>2</sup>

Population maturation was the major factor behind household formation from 1976 to 1986, when the largest cohorts of baby boomers reached ages when headship rates typically leap upward. This exception to the pre-eminence of population growth is shown in Table 6.2. Net household formation was maintained by high growth resulting from population maturation, which reached more than 90,000 per year in the periods 1976 to 1981 and 1981 to 1986, and provided 64 percent of household growth during the 1981 to 1986 period when population growth was relatively low.

As discussed in the next section, the picture was further complicated by economic conditions from 1981 to 1986 which discouraged many baby boomers from forming households as readily as others had in the 1970s.

### **Headship Rates**

One of the most interesting aspects of the results shown in Table 6.1 is the large decrease in household formation as a result of decreasing headship

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2. Note that the effect of changes in population maturity will be closer to zero the more stable the age distribution.

rates in the 1990s. While the exact nature of the headship change will not be known until 1996 Census results are available, the decline appears to be quite substantial. However, it is in line with changes in other indicators such as the growth of the occupied housing stock and the decline in housing starts.

The 1981-1982 recession, with its continuing high unemployment and high interest rates, was a significant factor in reducing the tendency for people to form independent households. Instead, many continued living with family, or doubled up with others, in the 1981 to 1986 period. This reduction in headship rates, particularly for young adults, is estimated to have had the effect of reducing household formation by 13,200 per year, or about 9.3 percent of the average 142,000 households formed each year during that period. The size of this reduction in household formation decreased to 1.3 percent of net household growth in the next five years, before the more dramatic reduction projected for the early 1990s. As Table 6.1 shows, the size of this reduction in household formation is expected to decrease sharply from its high of 31.6 percent in the early 1990s to 10.9 percent in the second half of the decade and then continue to decrease more slowly.

Headship rate decreases are expected to moderate in the future. Although those cohorts affected by the reduced household formation of the early 1990s will experience increases in headship as they age, the scenarios assume that their headship rates will not be as high as those of previous cohorts at similar ages. The contribution of headship rates to household growth remains negative throughout the projection period, reflecting the conservative assumptions regarding the degree of catch-up. The effect of this partial catch-up to previous rates is seen in Table 6.1 by the fact that the absolute number of households affected by headship rate changes is projected to fall from 17,500 per year in 1996 to 2001 to 9,600 per year in 2011 to 2016.

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## Summary

It seems clear that population growth will continue to be the major influence on household formation, even as net household formation declines. The effect of changes in population maturity will diminish somewhat from recent peaks, since recent changes have been largely a result of the passage of the baby boom and will even out over time. The effect of headship rate changes is expected to decline in the future. However, this is more difficult to assess since the size of the effect will depend largely on how much the headship rates of younger cohorts catch up to previous rates, as discussed in the previous section.

The relative importance of the three factors is not expected to change dramatically in the future. As shown for the Western Medium scenario in Table 6.1, from 1996 to 2016, net household growth will stem from:

- **Population growth:** ranging from 73 to 77 percent of net household growth.
- **Population maturation:** ranging from 32 to 34 percent of net household growth.
- **Headship rate changes:** a net decrease falling slowly from almost -11 percent in 1996-2001 to about -6.4 percent by 2011 to 2016.



Rather than attempting to capture virtually all conceivable future developments, projection assumptions were selected to establish a reasonable range for household growth. They emphasize the effects of interprovincial migration and alternative household formation trends. Even with conservatively ranged assumptions, however, projection results differ significantly from scenario to scenario.

Because household growth represents only a small annual increment to the total number of households, it is very sensitive to changes in the size, age structure, and living arrangements of the population. In effect, it does not take much of a shift in the aggregate tendencies of 30 million people to produce a measurable effect on household growth. This chapter touches on several factors that could push household growth and housing choices outside the range covered by scenarios — changes in immigration levels, the housing choices of immigrants, shifts in interprovincial migration, changes in headship rates, and shifts in tenure and dwelling-type choices.

- Scenarios assume a fixed intake of 205,000 immigrants per year, a level consistent with the current government target and close to the average for the past decade. All the same, immigration in the last 25 years has fluctuated a great deal, from a high of over 250,000 to a low of less than 85,000. Moreover, despite reduced targets in recent years, the government's 1995 immigration plan stated that the long-term goal was to maintain immigration at 1 percent of Canada's population.<sup>1</sup> Realization of this goal would produce a tremendous increase in immigration — initially to around 300,000, then higher as the population grew. Even if the government does not stick with the stated long-term goal, immigration targets could rise in the future as Canada's population growth slows.<sup>2</sup>

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1. Citizenship and Immigration Canada, *A Broader Vision: Immigration and Citizenship Plan 1995-2000 Annual Report to Parliament* (Ottawa: Minister of Supply and Services Canada, 1994), p. 13.

2. It should be noted, however, that the recently released immigration plan for 1997 reconfirmed the reduced annual target ranges of the previous two years.

- The specific housing choices of immigrants will also play a role in determining the level of household growth and the types of housing demanded in the future; for example, a tendency among immigrants to live in larger-than-average households would, all else being equal, reduce household growth. In recent years, the composition of immigrants to Canada has been changing, with the proportion from Asia rising and the proportion from Europe falling.<sup>3</sup> In addition, recent immigration plans have raised the proportion of economic immigrants (skilled workers and business immigrants) and reduced the proportion of family-class immigrants. If the household formation and housing choices of recent and future immigrants evolve along lines markedly different from those of earlier generations of immigrants, household growth and tenure and dwelling choices for the country as a whole would show some effects.<sup>4</sup>
- Interprovincial migration, always unpredictable, will undoubtedly deviate to some degree from the Western and Central patterns considered here. The scenarios merely attempt to capture the general configurations of the two prevailing patterns of population movement between provinces in recent years. In reality, judging from the historical record, which shows interprovincial migration swinging back and forth, favouring one destination for a few years and then another, no single migration pattern is likely to persist throughout the projection period. Over the long run, then, the average experience for any given province could lie somewhere between the extremes of the Western and Central scenarios or even outside these boundaries.
- Low, medium, and high headship-rate scenarios assume — to varying degrees — that differences between generations will narrow, but not entirely disappear, between 1996 and 2016. Under these scenarios, young generations with low headship rates in 1996 will — as they age — catch up gradually, but only partially, to the rates established by previous generations. The resulting headship-rate projections are

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3. Lapointe Consulting Inc. and Robert A. Murdie. *Immigrants and the Canadian Housing Market: Living Arrangements, Housing Characteristics, and Preferences* (Ottawa: CMHC, 1996), pp. 12-13.

4. Note that the projection methodology makes no distinction between immigrant and non-immigrant populations; for example, separate headship-rate projections were not developed for the two groups. Instead, projection assumptions were derived from historical tendencies exhibited by the population as a whole, which reflect the combined effects of trends within immigrant and non-immigrant populations.

conservative in that rates projected for 2016 are lower than 1991 rates in age groups under 55.<sup>5</sup> A stronger recovery in the rates of the generations occupying these age groups would produce household growth above the range covered by the scenarios developed for this study. The extent to which aging cohorts will continue to trail the rate of household formation of previous generations will therefore be a key influence on household growth in the future.

- Scenarios assume that each household subgroup will exhibit the same tenure and dwelling type tendencies in the future as they did in 1991. It is clear, however, that these occupancy patterns will not remain entirely fixed. In the case of tenure choice, ownership rates could respond to a variety of non-demographic influences, such as housing affordability, the relative costs of owning versus renting, expectations concerning appreciation in house prices, availability of suitable forms of ownership housing, and overall perceptions of the desirability of ownership.
- With regard to dwelling types, the historical occupancy pattern suffers the drawback of describing the choices made by all households, not just those seeking new housing. Data therefore reflect the mix of dwelling types built up over time, which may be quite different from the composition of recent additions to the housing stock. Furthermore, historical data cannot account for new housing types that may be developed or at least made widely available for the first time in the future; for example, the expanding range and availability of housing options for seniors suggest that housing geared toward the needs of this group will become more common. As population and household characteristics evolve, there will be further opportunities to tailor new products to particular market segments.

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5. See Table C.3 in Appendix C. The decomposition of household growth in Chapter 6, which shows projected changes in headship rates reducing growth, supports the view that assumptions concerning the strength of the recovery in the headship rates of young cohorts are, if anything, conservative.





## Chapter 8: SUMMARY

This study examines the potential effects of demographic changes and other factors on the level and composition of household growth in Canada as a whole and in the provinces and territories over the period 1991-2016. It describes six household-growth scenarios developed by CMHC, each based on a different combination of interprovincial migration and household formation (headship rate) assumptions. Scenarios attempt to outline a reasonable range of possibilities for coming decades, rather than the complete spectrum of conceivable alternatives. The report discusses implications of projection results and highlights factors that could cause household growth and housing choices to fall outside the range covered by the six scenarios.

### National Results

Household growth is the major source of housing demand over the long run. High, medium, and low household-growth scenarios for Canada are displayed in Table 8.1.<sup>1</sup>

Table 8.1 - Average Annual Household Growth, Canada					
Scenario	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
CL	147,300	140,800	141,700	139,200	134,300
WM	147,300	160,800	157,800	154,600	148,800
WH	147,300	175,500	168,500	163,700	157,200

Source: CMHC projections

- Medium and high scenarios highlight the potential for low household growth in 1991-1996 to be followed by recovery to higher levels in 1996-2001 and later years. While projections show the potential for a rebound in household formation following the early 1990s, they also suggest that a sustained return to the high growth of the 1970s or the late 1980s is unlikely.

1. For a description of the scenarios and the abbreviations used to identify them, see Chapter 2 and Appendix C

- In contrast, under more pessimistic scenarios, average annual household growth declines gradually throughout the projection period.
- All of the scenarios show a decline in net household formation after 2001. The main reason for this result is that the annual rate of population growth is expected to fall from almost 1.3 percent in 1991-1996 to 0.8 percent in 2011-2016.

While the rate of household growth is the major determinant of the level of housing demand, projected changes in household characteristics will also have important effects on housing markets.

- The average size of households will continue to shrink, though more slowly than in the past, slipping from 2.7 persons in 1991 to a range of 2.5 to 2.6 persons in 2016.
- As has been the case in recent decades, the number of non-family households (people living alone or with unrelated individuals) will increase at a faster rate than the number of family households. As a result, the proportion of non-family households will continue to increase, rising from 28 percent to around 34 percent of all households in 2016.
- The fastest-growing household types will be one-person households and childless couples. In contrast, as the baby boomers age, the number of households containing couples with children will scarcely increase at all.
- The aging of the baby-boom generation and changes in labour markets will reduce the number of households headed by persons under 45 years of age until the period 2011 to 2016.
- The home-ownership rate will rise until the turn of the century, level off over the period 2001-2011, and drop marginally thereafter. These projections are based on current patterns of ownership. Actual developments could be quite different if builders and financiers provide new products and services that entice more people, particularly those in non-family households, to own their homes and that enable more seniors to remain in their homes or find other ownership housing suited to their changing needs.



- The proportion of households occupying different dwelling types will parallel the movement in the ownership rate, with single-detached homes, the primary choice of owners, increasing their share slightly until 2001 and apartments gaining share after that.

## The Provinces

- A variety of factors, most notably interprovincial migration, influence household growth at the provincial level. As a result, the path of household growth in each province does not necessarily follow the national pattern.
  - Of the two interprovincial migration scenarios used to generate projections, the Central scenario is the more favourable scenario for Quebec, Ontario, Manitoba, and Saskatchewan, while the Western scenario benefits the other provinces and the territories.<sup>2</sup>
- In many other respects, however, provincial results parallel findings for Canada as a whole:
  - Average household sizes will decline.
  - Non-family households will grow more rapidly than family households.
  - The proportion of households headed by those under the age of 45 will decline.
  - Ownership rates will rise initially, but the pattern in later years will vary from province to province.

## Implications

- Housing starts are expected to maintain an average pace broadly similar to the rate of household growth. Over a period of time, starts can be expected to exceed net household formation by an amount approximately equal to the vacancy rate plus a number of units sufficient to replace demolitions. Annual starts can fluctuate more widely than the average rate, depending largely on cyclical economic conditions, as well as changes in the vacancy rate and the level of demolitions and conversions.
- The housing stock will, on average, become older because of relatively fewer additions to the growing stock. An aging stock has implications for the overall quality of housing and the need for repairs and renovation.

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2. For more detail on interprovincial migration scenarios, see Chapter 4 and Appendix C.

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## Decomposition of Household Formation

- Population growth will continue to be the major source of household growth, followed by the maturation, or aging, of the population.
- Expected changes in headship rates will actually reduce household formation, but by considerably less in the future than in the 1991-1996 period.

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## Alternative Futures

- A number of factors could cause household growth and housing choices to deviate from the paths described by the six scenarios:
  - changes in the number of immigrants admitted to Canada;
  - the housing choices of recent and future immigrants;
  - shifts in interprovincial migration patterns;
  - the extent to which aging cohorts catch up to the rate of household formation of previous generations; and
  - shifts in the tenure choice and dwelling type tendencies of households.

## Appendix A: NATIONAL TABLES

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The tables in this appendix are arranged in order, first by population migration scenario, and then by assumed headship rate. The resulting order of scenarios is:

- Central Low
- Central Medium
- Central High
- Western Low
- Western Medium
- Western High

Each table includes population projections by age group; number of households by age of head, family and non-family households; and owner and renter households by type of dwelling. Population projections differ only between the Central and Western scenarios. Five-year average annual changes for each of the statistics are also included.





## CANADA

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)					CL	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	
Total population	28,120.1	29,956.5	31,603.7	33,120.6	34,566.4	35,955.9	367.3	329.4	303.4	289.2	277.9	
Aged 0-14	5,819.5	6,001.8	5,996.5	5,905.6	5,840.0	5,911.9	36.5	(1.1)	(18.2)	(13.1)	14.4	
Aged 15-24	4,035.5	4,026.3	4,197.4	4,370.2	4,452.3	4,385.6	(1.8)	34.2	34.6	16.4	(13.4)	
Aged 25-34	5,127.5	4,855.3	4,486.9	4,492.7	4,672.3	4,844.0	(54.5)	(73.7)	1.2	35.9	34.3	
Aged 35-44	4,483.8	5,050.4	5,412.7	5,159.3	4,804.2	4,814.4	113.3	72.5	(50.7)	(71.0)	2.0	
Aged 45-54	3,014.1	3,827.6	4,537.8	5,087.6	5,440.9	5,204.3	162.7	142.0	110.0	70.7	(47.3)	
Aged 55-64	2,428.7	2,546.7	2,952.3	3,721.4	4,401.7	4,938.9	23.6	81.1	153.8	136.1	107.4	
Aged 65-74	1,918.6	2,111.4	2,179.1	2,292.3	2,671.8	3,370.4	38.6	13.5	22.6	75.9	139.7	
Aged 75+	1,292.4	1,537.0	1,841.2	2,091.5	2,283.1	2,486.6	48.9	60.8	50.1	38.3	40.7	
Total households	10,295.5	11,032.1	11,736.4	12,444.7	13,140.9	13,812.2	147.3	140.8	141.7	139.2	134.3	
Aged 15-24	498.4	447.7	450.5	471.2	481.9	480.8	(10.1)	0.6	4.1	2.1	(0.2)	
Aged 25-34	2,336.1	2,070.2	1,814.2	1,787.1	1,856.3	1,920.9	(53.2)	(51.2)	(5.4)	13.8	12.9	
Aged 35-44	2,423.6	2,677.4	2,759.6	2,500.7	2,242.9	2,222.7	50.8	16.4	(51.8)	(51.6)	(4.0)	
Aged 45-54	1,693.3	2,160.6	2,555.3	2,825.5	2,929.4	2,693.8	93.5	78.9	54.0	20.8	(47.1)	
Aged 55-64	1,396.6	1,475.1	1,727.8	2,191.1	2,586.2	2,869.2	15.7	50.6	92.7	79.0	56.6	
Aged 65-74	1,182.8	1,306.2	1,362.8	1,444.0	1,694.8	2,146.3	24.7	11.3	16.2	50.1	90.3	
Aged 75+	764.7	894.9	1,066.2	1,225.1	1,349.5	1,478.3	26.1	34.2	31.8	24.9	25.8	
Family households	7,433.8	7,857.0	8,213.4	8,551.5	8,863.7	9,139.1	84.6	71.3	67.6	62.4	55.1	
Non-family households	2,861.6	3,175.1	3,523.0	3,893.2	4,277.2	4,673.1	62.7	69.6	74.0	76.8	79.2	
Owners	6,437.1	7,005.2	7,508.8	7,977.8	8,421.8	8,837.1	113.6	100.7	93.8	88.8	83.1	
Single-detached	5,226.3	5,687.4	6,094.7	6,466.6	6,813.9	7,137.7	92.2	81.4	74.4	69.4	64.8	
Apartment	395.0	437.0	475.5	513.2	552.7	594.0	8.4	7.7	7.5	7.9	8.3	
Other multiple unit	656.3	709.5	757.6	805.7	851.6	891.5	10.6	9.6	9.6	9.2	8.0	
Renters	3,858.4	4,026.9	4,227.5	4,466.8	4,719.1	4,975.1	33.7	40.1	47.9	50.4	51.2	
Single-detached	607.1	626.7	647.2	673.0	699.2	721.7	3.9	4.1	5.2	5.2	4.5	
Apartment	2,484.6	2,613.7	2,770.3	2,950.8	3,142.0	3,343.8	25.8	31.3	36.1	38.2	40.4	
Other multiple unit	740.5	759.6	782.3	814.3	848.1	879.0	3.8	4.5	6.4	6.8	6.2	
Single-detached	5,833.4	6,314.1	6,741.9	7,139.7	7,513.1	7,859.4	96.1	85.6	79.6	74.7	69.3	
Apartment	2,879.6	3,050.7	3,245.8	3,464.0	3,694.7	3,937.8	34.2	39.0	43.6	46.1	48.6	
Other multiple unit	1,396.8	1,469.1	1,540.0	1,620.0	1,699.7	1,770.5	14.5	14.2	16.0	15.9	14.2	
Moveable dwelling	185.6	198.2	208.7	221.0	233.5	244.5	2.5	2.1	2.5	2.5	2.2	

Source: The Long Term Housing Outlook; CMHC

CAN-CL

CANADA

Central Migration -- Medium Household Formation

CM

	Annual Totals ('000)						Average Annual Change ('000)			
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011
Total population	28,120.1	29,956.5	31,603.7	33,120.6	34,566.4	35,955.9	367.3	329.4	303.4	289.2
Aged 0-14	5,819.5	6,001.8	5,996.5	5,905.6	5,840.0	5,911.9	36.5	(1.1)	(18.2)	(13.1)
Aged 15-24	4,035.5	4,026.3	4,197.4	4,370.2	4,452.3	4,385.6	(1.8)	34.2	34.6	16.4
Aged 25-34	5,127.5	4,855.3	4,486.9	4,492.7	4,672.3	4,844.0	(54.5)	(73.7)	1.2	35.9
Aged 35-44	4,483.8	5,050.4	5,412.7	5,159.3	4,804.2	4,814.4	113.3	72.5	(50.7)	(71.0)
Aged 45-54	3,014.1	3,827.6	4,537.8	5,087.6	5,440.9	5,204.3	162.7	142.0	110.0	70.7
Aged 55-64	2,428.7	2,546.7	2,952.3	3,721.4	4,401.7	4,938.9	23.6	81.1	153.8	136.1
Aged 65-74	1,918.6	2,111.4	2,179.1	2,292.3	2,671.8	3,370.4	38.6	13.5	22.6	75.9
Aged 75+	1,292.4	1,537.0	1,841.2	2,091.5	2,283.1	2,486.6	48.9	60.8	50.1	38.3
Total households	10,295.5	11,032.1	11,835.3	12,624.0	13,396.8	14,141.1	147.3	160.6	157.7	154.6
Aged 15-24	498.4	447.7	471.5	493.6	505.6	505.1	(10.1)	4.8	4.4	2.4
Aged 25-34	2,336.1	2,070.2	1,869.4	1,874.7	1,947.8	2,017.1	(53.2)	(40.2)	1.1	14.6
Aged 35-44	2,423.6	2,677.4	2,776.0	2,553.2	2,345.2	2,353.0	50.8	19.7	(44.6)	(41.6)
Aged 45-54	1,693.3	2,160.6	2,558.3	2,835.8	2,959.1	2,756.1	93.5	79.5	55.5	24.7
Aged 55-64	1,396.6	1,475.1	1,727.6	2,192.0	2,589.9	2,879.0	15.7	50.5	92.9	79.6
Aged 65-74	1,182.8	1,306.2	1,363.4	1,444.0	1,694.7	2,147.1	24.7	11.4	16.1	50.1
Aged 75+	764.7	894.9	1,069.1	1,230.7	1,354.6	1,483.6	26.1	34.8	32.3	24.8
Family households	7,433.8	7,857.0	8,261.6	8,640.9	8,992.1	9,303.3	84.6	80.9	75.8	70.2
Non-family households	2,861.6	3,175.1	3,573.7	3,983.2	4,404.8	4,837.8	62.7	79.7	81.9	84.3
Owners	6,437.1	7,005.2	7,544.1	8,055.3	8,543.3	9,003.1	113.6	107.8	102.2	97.6
Single-detached	5,226.3	5,687.4	6,120.8	6,525.0	6,906.7	7,265.6	92.2	86.7	80.8	76.4
Apartment	395.0	437.0	478.3	519.2	561.8	606.3	8.4	8.3	8.2	8.5
Other multiple unit	656.3	709.5	762.6	816.3	867.4	912.6	10.6	10.6	10.7	10.2
Renters	3,858.4	4,026.9	4,291.2	4,568.7	4,853.5	5,138.0	33.7	52.9	55.5	57.0
Single-detached	607.1	626.7	656.6	688.0	718.8	745.2	3.9	6.0	6.3	6.2
Apartment	2,484.6	2,613.7	2,811.6	3,017.1	3,230.0	3,451.3	25.8	39.6	41.1	42.6
Other multiple unit	740.5	759.6	795.1	834.3	874.2	910.1	3.8	7.1	7.9	8.0
Single-detached	5,833.4	6,314.1	6,777.4	7,212.9	7,625.6	8,010.8	96.1	92.7	87.1	82.5
Apartment	2,879.6	3,050.7	3,289.9	3,536.3	3,791.9	4,057.6	34.2	47.8	49.3	51.1
Other multiple unit	1,396.8	1,469.1	1,557.7	1,650.6	1,741.5	1,822.7	14.5	17.7	18.6	18.2
Moveable dwelling	185.6	198.2	210.3	224.2	237.8	250.1	2.5	2.4	2.8	2.7

Source: The Long Term Housing Outlook; CMHC

CAN-CM



# CANADA

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)					Average Annual Change ('000)					CH	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	
Total population	28,120.1	29,956.5	31,603.7	33,120.6	34,566.4	35,955.9	367.3	329.4	303.4	289.2	277.9	
Aged 0-14	5,819.5	6,001.8	5,996.5	5,905.6	5,840.0	5,911.9	36.5	(1.1)	(18.2)	(13.1)	14.4	
Aged 15-24	4,035.5	4,026.3	4,197.4	4,370.2	4,452.3	4,385.6	(1.8)	34.2	34.6	16.4	(13.4)	
Aged 25-34	5,127.5	4,855.3	4,486.9	4,492.7	4,672.3	4,844.0	(54.5)	(73.7)	1.2	35.9	34.3	
Aged 35-44	4,483.8	5,050.4	5,412.7	5,159.3	4,804.2	4,814.4	113.3	72.5	(50.7)	(71.0)	2.0	
Aged 45-54	3,014.1	3,827.6	4,537.8	5,087.6	5,440.9	5,204.3	162.7	142.0	110.0	70.7	(47.3)	
Aged 55-64	2,428.7	2,546.7	2,952.3	3,721.4	4,401.7	4,938.9	23.6	81.1	153.8	136.1	107.4	
Aged 65-74	1,918.6	2,111.4	2,179.1	2,292.3	2,671.8	3,370.4	38.6	13.5	22.6	75.9	139.7	
Aged 75+	1,292.4	1,537.0	1,841.2	2,091.5	2,283.1	2,486.6	48.9	60.8	50.1	38.3	40.7	
Total households	10,295.5	11,032.1	11,909.1	12,751.2	13,569.5	14,355.4	147.3	175.4	168.4	163.7	157.2	
Aged 15-24	498.4	447.7	485.1	507.9	520.6	520.3	(10.1)	7.5	4.6	2.5	(0.0)	
Aged 25-34	2,336.1	2,070.2	1,908.1	1,928.1	2,003.1	2,074.8	(53.2)	(32.4)	4.0	15.0	14.3	
Aged 35-44	2,423.6	2,677.4	2,791.2	2,596.5	2,413.0	2,429.8	50.8	22.8	(38.9)	(36.7)	3.4	
Aged 45-54	1,693.3	2,160.6	2,561.2	2,845.4	2,985.2	2,805.5	93.5	80.1	56.9	28.0	(35.9)	
Aged 55-64	1,396.6	1,475.1	1,727.5	2,192.9	2,593.4	2,888.2	15.7	50.5	93.1	80.1	58.9	
Aged 65-74	1,182.8	1,306.2	1,364.0	1,444.0	1,694.5	2,147.9	24.7	11.6	16.0	50.1	90.7	
Aged 75+	764.7	894.9	1,072.1	1,236.4	1,359.7	1,488.9	26.1	35.4	32.9	24.7	25.8	
Family households	7,433.8	7,857.0	8,294.9	8,698.3	9,068.8	9,395.8	84.6	87.6	80.7	74.1	65.4	
Non-family households	2,861.6	3,175.1	3,614.2	4,052.9	4,500.7	4,959.6	62.7	87.8	87.7	89.6	91.8	
Owners	6,437.1	7,005.2	7,571.4	8,110.9	8,625.0	9,109.7	113.6	113.2	107.9	102.8	96.9	
Single-detached	5,226.3	5,687.4	6,141.0	6,566.6	6,968.5	7,346.6	92.2	90.7	85.1	80.4	75.6	
Apartment	395.0	437.0	480.6	523.9	568.6	615.0	8.4	8.7	8.7	8.9	9.3	
Other multiple unit	656.3	709.5	766.3	823.4	877.6	925.7	10.6	11.4	11.4	10.8	9.6	
Renters	3,858.4	4,026.9	4,337.7	4,640.3	4,944.6	5,245.7	33.7	62.2	60.5	60.8	60.2	
Single-detached	607.1	626.7	663.1	698.1	731.7	760.3	3.9	7.3	7.0	6.7	5.7	
Apartment	2,484.6	2,613.7	2,842.3	3,064.5	3,290.6	3,523.4	25.8	45.7	44.4	45.2	46.6	
Other multiple unit	740.5	759.6	804.0	847.9	891.2	930.0	3.8	8.9	8.8	8.7	7.8	
Single-detached	5,833.4	6,314.1	6,804.1	7,264.8	7,700.2	8,106.9	96.1	98.0	92.1	87.1	81.3	
Apartment	2,879.6	3,050.7	3,322.9	3,588.4	3,859.1	4,138.4	34.2	54.4	53.1	54.2	55.8	
Other multiple unit	1,396.8	1,469.1	1,570.3	1,671.3	1,768.8	1,855.6	14.5	20.2	20.2	19.5	17.4	
Moveable dwelling	185.6	198.2	211.7	226.8	241.4	254.5	2.5	2.7	3.0	2.9	2.6	

Source: The Long Term Housing Outlook; CMHC

CAN-CH

CANADA

Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	28,120.1	29,956.5	31,602.6	33,116.0	34,556.7	35,940.1	367.3	329.2	302.7	288.1	276.7
Aged 0-14	5,819.5	6,001.8	5,995.7	5,902.4	5,833.7	5,903.1	36.5	(1.2)	(18.7)	(13.7)	13.9
Aged 15-24	4,035.5	4,026.3	4,197.3	4,369.9	4,451.8	4,383.8	(1.8)	34.2	34.5	16.4	(13.6)
Aged 25-34	5,127.5	4,855.3	4,486.7	4,492.2	4,671.1	4,842.3	(54.4)	(73.7)	1.1	35.8	34.2
Aged 35-44	4,483.8	5,050.4	5,412.6	5,158.9	4,803.1	4,812.2	113.3	72.4	(50.7)	(71.2)	1.8
Aged 45-54	3,014.1	3,827.6	4,537.8	5,087.5	5,440.4	5,203.1	162.7	142.0	109.9	70.6	(47.5)
Aged 55-64	2,428.7	2,546.7	2,952.3	3,721.4	4,401.7	4,938.7	23.6	81.1	153.8	136.1	107.4
Aged 65-74	1,918.6	2,111.4	2,179.1	2,292.3	2,671.8	3,370.4	38.6	13.5	22.6	75.9	139.7
Aged 75+	1,292.4	1,537.0	1,841.1	2,091.4	2,283.1	2,486.5	48.9	60.8	50.1	38.3	40.7
Total households	10,295.5	11,032.1	11,737.5	12,446.7	13,144.0	13,816.2	147.3	141.1	141.8	139.5	134.4
Aged 15-24	498.4	447.7	451.1	472.9	484.8	484.9	(10.1)	0.7	4.4	2.4	0.0
Aged 25-34	2,336.1	2,070.2	1,814.5	1,787.6	1,857.3	1,922.9	(53.2)	(51.1)	(5.4)	13.9	13.1
Aged 35-44	2,423.6	2,677.4	2,759.7	2,500.6	2,242.7	2,222.4	50.8	16.4	(51.8)	(51.6)	(4.1)
Aged 45-54	1,693.3	2,160.6	2,555.3	2,825.4	2,929.0	2,693.0	93.5	78.9	54.0	20.7	(47.2)
Aged 55-64	1,396.6	1,475.1	1,727.8	2,191.1	2,586.1	2,868.7	15.7	50.6	92.6	79.0	56.5
Aged 65-74	1,182.8	1,306.2	1,362.9	1,444.0	1,694.7	2,146.1	24.7	11.3	16.2	50.1	90.3
Aged 75+	764.7	894.9	1,066.2	1,225.1	1,349.5	1,478.3	26.1	34.2	31.8	24.9	25.8
Family households	7,433.8	7,857.0	8,214.3	8,553.8	8,868.1	9,145.8	84.6	71.5	67.9	62.8	55.6
Non-family households	2,861.6	3,175.1	3,523.2	3,892.9	4,275.9	4,670.4	62.7	69.6	73.9	76.6	78.9
Owners	6,437.1	7,005.2	7,510.5	7,981.8	8,428.8	8,847.8	113.6	101.0	94.3	89.4	83.8
Single-detached	5,226.3	5,687.5	6,096.2	6,470.3	6,820.5	7,148.3	92.2	81.7	74.8	70.0	65.5
Apartment	395.0	437.0	474.8	511.6	549.9	589.9	8.4	7.6	7.3	7.7	8.0
Other multiple unit	656.3	709.5	756.9	804.0	848.8	887.6	10.6	9.5	9.4	9.0	7.8
Renters	3,858.4	4,026.9	4,227.0	4,464.9	4,715.2	4,968.4	33.7	40.0	47.6	50.1	50.6
Single-detached	607.1	626.7	648.5	676.1	704.0	728.1	3.9	4.4	5.5	5.6	4.8
Apartment	2,484.6	2,613.7	2,766.4	2,941.4	3,126.8	3,322.4	25.8	30.5	35.0	37.1	39.1
Other multiple unit	740.5	759.6	784.0	817.8	853.3	885.6	3.8	4.9	6.8	7.1	6.5
Single-detached	5,833.4	6,314.2	6,744.7	7,146.4	7,524.5	7,876.4	96.2	86.1	80.3	75.6	70.4
Apartment	2,879.6	3,050.7	3,241.2	3,452.9	3,676.7	3,912.2	34.2	38.1	42.3	44.8	47.1
Other multiple unit	1,396.8	1,469.1	1,540.9	1,621.9	1,702.1	1,773.2	14.5	14.4	16.2	16.1	14.2
Moveable dwelling	185.6	198.2	210.6	225.5	240.6	254.4	2.5	2.5	3.0	3.0	2.8

Source: The Long Term Housing Outlook; CMHC

# CANADA

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)						Average Annual Change ('000)				WM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	28,120.1	29,956.5	31,602.6	33,116.0	34,556.7	35,940.1	367.3	329.2	302.7	288.1	276.7
Aged 0-14	5,819.5	6,001.8	5,995.7	5,902.4	5,833.7	5,903.1	36.5	(1.2)	(18.7)	(13.7)	13.9
Aged 15-24	4,035.5	4,026.3	4,197.3	4,369.9	4,451.8	4,383.8	(1.8)	34.2	34.5	16.4	(13.6)
Aged 25-34	5,127.5	4,855.3	4,486.7	4,492.2	4,671.1	4,842.3	(54.4)	(73.7)	1.1	35.8	34.2
Aged 35-44	4,483.8	5,050.4	5,412.6	5,158.9	4,803.1	4,812.2	113.3	72.4	(50.7)	(71.2)	1.8
Aged 45-54	3,014.1	3,827.6	4,537.8	5,087.5	5,440.4	5,203.1	162.7	142.0	109.9	70.6	(47.5)
Aged 55-64	2,428.7	2,546.7	2,952.3	3,721.4	4,401.7	4,938.7	23.6	81.1	153.8	136.1	107.4
Aged 65-74	1,918.6	2,111.4	2,179.1	2,292.3	2,671.8	3,370.4	38.6	13.5	22.6	75.9	139.7
Aged 75+	1,292.4	1,537.0	1,841.1	2,091.4	2,283.1	2,486.5	48.9	60.8	50.1	38.3	40.7
Total households	10,295.5	11,032.1	11,836.1	12,625.0	13,398.0	14,142.1	147.3	160.8	157.8	154.6	148.8
Aged 15-24	498.4	447.7	471.9	494.9	507.9	508.2	(10.1)	4.9	4.6	2.6	0.1
Aged 25-34	2,336.1	2,070.2	1,869.3	1,874.0	1,947.0	2,016.8	(53.2)	(40.2)	0.9	14.6	13.9
Aged 35-44	2,423.6	2,677.4	2,776.2	2,553.3	2,344.5	2,351.2	50.8	19.7	(44.6)	(41.8)	1.3
Aged 45-54	1,693.3	2,160.6	2,558.4	2,835.9	2,959.1	2,755.8	93.5	79.5	55.5	24.6	(40.7)
Aged 55-64	1,396.6	1,475.1	1,727.7	2,192.1	2,590.0	2,879.0	15.7	50.5	92.9	79.6	57.8
Aged 65-74	1,182.8	1,306.2	1,363.5	1,444.1	1,694.8	2,147.4	24.7	11.5	16.1	50.1	90.5
Aged 75+	764.7	894.9	1,069.1	1,230.8	1,354.6	1,483.7	26.1	34.8	32.3	24.8	25.8
Family households	7,433.8	7,857.0	8,262.1	8,641.8	8,993.5	9,305.2	84.6	81.0	75.9	70.3	62.3
Non-family households	2,861.6	3,175.1	3,574.0	3,983.3	4,404.5	4,836.9	62.7	79.8	81.9	84.2	86.5
Owners	6,437.1	7,005.2	7,545.7	8,058.9	8,549.5	9,012.5	113.6	108.1	102.6	98.1	92.6
Single-detached	5,226.3	5,687.5	6,122.3	6,528.3	6,912.7	7,275.0	92.2	87.0	81.2	76.9	72.4
Apartment	395.0	437.0	477.7	517.6	559.0	602.1	8.4	8.1	8.0	8.3	8.6
Other multiple unit	656.3	709.5	761.9	814.5	864.4	908.3	10.6	10.5	10.5	10.0	8.8
Renters	3,858.4	4,026.9	4,290.4	4,566.1	4,848.5	5,129.6	33.7	52.7	55.1	56.5	56.2
Single-detached	607.1	626.7	657.8	691.0	723.6	751.6	3.9	6.2	6.6	6.5	5.6
Apartment	2,484.6	2,613.7	2,807.5	3,007.2	3,213.9	3,428.5	25.8	38.8	39.9	41.3	42.9
Other multiple unit	740.5	759.6	796.7	837.8	879.1	916.4	3.8	7.4	8.2	8.3	7.5
Single-detached	5,833.4	6,314.2	6,780.1	7,219.3	7,636.3	8,026.5	96.2	93.2	87.8	83.4	78.0
Apartment	2,879.6	3,050.7	3,285.1	3,524.7	3,772.9	4,030.6	34.2	46.9	47.9	49.6	51.5
Other multiple unit	1,396.8	1,469.1	1,558.6	1,652.2	1,743.5	1,824.7	14.5	17.9	18.7	18.3	16.2
Moveable dwelling	185.6	198.2	212.3	228.7	245.2	260.3	2.5	2.8	3.3	3.3	3.0

Source: The Long Term Housing Outlook; CMHC

CAN-WM



# CANADA

## Western Migration -- High Household Formation

WH

	Annual Totals ('000)					Average Annual Change ('000)				2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011
Total population	28,120.1	29,956.5	31,602.6	33,116.0	34,556.7	35,940.1	367.3	329.2	302.7	288.1
Aged 0-14	5,819.5	6,001.8	5,995.7	5,902.4	5,833.7	5,903.1	36.5	(1.2)	(18.7)	(13.7)
Aged 15-24	4,035.5	4,026.3	4,197.3	4,369.9	4,451.8	4,383.8	(1.8)	34.2	34.5	16.4
Aged 25-34	5,127.5	4,855.3	4,486.7	4,492.2	4,671.1	4,842.3	(54.4)	(73.7)	1.1	35.8
Aged 35-44	4,483.8	5,050.4	5,412.6	5,158.9	4,803.1	4,812.2	113.3	72.4	(50.7)	(71.2)
Aged 45-54	3,014.1	3,827.6	4,537.8	5,087.5	5,440.4	5,203.1	162.7	142.0	109.9	70.6
Aged 55-64	2,428.7	2,546.7	2,952.3	3,721.4	4,401.7	4,938.7	23.6	81.1	153.8	136.1
Aged 65-74	1,918.6	2,111.4	2,179.1	2,292.3	2,671.8	3,370.4	38.6	13.5	22.6	75.9
Aged 75+	1,292.4	1,537.0	1,841.1	2,091.4	2,283.1	2,486.5	48.9	60.8	50.1	38.3
Total households	10,295.5	11,032.1	11,909.7	12,752.0	13,570.6	14,356.6	147.3	175.5	168.5	163.7
Aged 15-24	498.4	447.7	485.4	508.9	522.4	522.9	(10.1)	7.6	4.7	2.7
Aged 25-34	2,336.1	2,070.2	1,907.9	1,927.0	2,001.7	2,073.5	(53.2)	(32.5)	3.8	14.9
Aged 35-44	2,423.6	2,677.4	2,791.4	2,596.8	2,412.3	2,427.9	50.8	22.8	(38.9)	(36.9)
Aged 45-54	1,693.3	2,160.6	2,561.3	2,845.6	2,985.6	2,805.8	93.5	80.1	56.9	28.0
Aged 55-64	1,396.6	1,475.1	1,727.5	2,193.1	2,593.9	2,888.7	15.7	50.5	93.1	80.2
Aged 65-74	1,182.8	1,306.2	1,364.0	1,444.2	1,694.9	2,148.7	24.7	11.6	16.0	50.2
Aged 75+	764.7	894.9	1,072.1	1,236.4	1,359.8	1,489.1	26.1	35.4	32.9	24.7
Family households	7,433.8	7,857.0	8,295.2	8,698.4	9,068.7	9,395.4	84.6	87.6	80.7	74.1
Non-family households	2,861.6	3,175.1	3,614.5	4,053.6	4,501.8	4,961.2	62.7	87.9	87.8	89.7
Owners	6,437.1	7,005.2	7,572.9	8,114.5	8,631.3	9,119.3	113.6	113.5	108.3	103.3
Single-detached	5,226.3	5,687.5	6,142.4	6,570.0	6,974.5	7,356.1	92.2	91.0	85.5	80.9
Apartment	395.0	437.0	479.9	522.2	565.8	610.8	8.4	8.6	8.5	8.7
Other multiple unit	656.3	709.5	765.5	821.6	874.5	921.3	10.6	11.2	11.2	10.6
Renters	3,858.4	4,026.9	4,336.8	4,637.5	4,939.3	5,237.2	33.7	62.0	60.1	60.4
Single-detached	607.1	626.7	664.4	701.2	736.6	766.8	3.9	7.5	7.4	7.1
Apartment	2,484.6	2,613.7	2,838.1	3,054.3	3,274.1	3,500.3	25.8	44.9	43.3	44.0
Other multiple unit	740.5	759.6	805.6	851.4	896.2	936.3	3.8	9.2	9.1	9.0
Single-detached	5,833.4	6,314.2	6,806.8	7,271.2	7,711.1	8,122.9	96.2	98.5	92.9	88.0
Apartment	2,879.6	3,050.7	3,318.0	3,576.5	3,839.9	4,111.1	34.2	53.5	51.7	52.7
Other multiple unit	1,396.8	1,469.1	1,571.2	1,672.9	1,770.7	1,857.6	14.5	20.4	20.3	19.6
Moveable dwelling	185.6	198.2	213.7	231.4	248.9	265.0	2.5	3.1	3.5	3.5

Source: The Long Term Housing Outlook; CMHC

CAN-WH

## Appendix B:

### PROVINCIAL TABLES

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The tables in this appendix are grouped by province from east to west. Within each province, tables are arranged in order, first by population migration scenario and then by assumed headship rate. The resulting order of scenarios is:

- Central Low
- Central Medium
- Central High
- Western Low
- Western Medium
- Western High

Each table includes population projections by age group; number of households by age of head, family and non-family households; and owner and renter households by type of dwelling. Population projections differ only between the Central and Western scenarios. Five-year average annual changes for each of the statistics are also included.





# NEWFOUNDLAND

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)				CL
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	
Total population	580.3	570.7	551.1	528.7	503.5	477.1	(1.9)	(3.9)	(4.5)	2011-2016
Aged 0-14	128.8	111.7	96.1	83.2	72.4	63.4	(3.4)	(3.1)	(2.6)	(5.0)
Aged 15-24	105.3	91.4	76.6	66.8	57.2	49.1	(2.8)	(3.0)	(2.0)	(1.8)
Aged 25-34	98.6	92.2	82.1	69.8	59.3	52.3	(1.3)	(2.0)	(2.5)	(1.6)
Aged 35-44	91.3	94.6	91.0	82.3	72.1	61.8	0.7	(0.7)	(1.7)	(1.4)
Aged 45-54	58.3	75.0	86.1	87.8	84.3	75.6	3.3	2.2	0.3	(2.1)
Aged 55-64	42.4	45.4	54.5	69.1	79.0	80.5	0.6	1.8	2.9	(1.8)
Aged 65-74	33.5	34.6	35.9	38.7	46.4	58.7	0.2	0.3	0.6	0.3
Aged 75+	22.1	25.9	28.7	31.0	32.9	35.8	0.8	0.6	0.5	2.5
Total households	178.2	188.8	192.2	192.8	191.5	187.7	2.1	0.7	0.1	0.6
Aged 15-24	6.9	6.3	5.1	4.5	3.8	3.3	(0.1)	(0.3)	(0.1)	(0.8)
Aged 25-34	38.4	34.6	29.1	24.4	20.6	18.2	(0.8)	(1.1)	(0.9)	(0.1)
Aged 35-44	45.6	46.6	43.3	37.5	31.6	26.8	0.2	(0.7)	(1.2)	(0.5)
Aged 45-54	30.8	39.8	46.1	46.5	43.5	37.8	1.8	1.3	0.1	(1.0)
Aged 55-64	24.1	26.0	31.0	39.5	45.4	46.0	0.4	1.0	1.7	(1.1)
Aged 65-74	20.6	21.3	22.2	24.1	28.8	36.5	0.1	0.2	0.4	0.1
Aged 75+	11.8	14.1	15.4	16.4	17.7	19.3	0.5	0.3	0.2	1.5
Family households	150.2	157.0	158.8	157.7	154.5	148.7	1.4	0.4	(0.2)	0.3
Non-family households	28.0	31.8	33.4	35.2	37.0	39.0	0.8	0.3	0.4	(1.2)
Owners	139.7	149.6	154.7	157.1	157.4	155.2	2.0	1.0	0.5	0.4
Single-detached	124.8	133.8	138.5	140.8	141.3	139.5	1.8	0.9	0.5	(0.4)
Apartment	1.0	1.1	1.1	1.1	1.1	1.1	0.0	0.0	0.0	(0.4)
Other multiple unit	11.9	12.7	13.0	13.2	13.1	12.8	0.2	0.1	0.0	(0.0)
Renters	38.5	39.1	37.5	35.7	34.1	32.5	0.1	(0.3)	(0.4)	(0.1)
Single-detached	11.0	11.0	10.4	9.8	9.1	8.4	0.0	(0.1)	(0.1)	(0.3)
Apartment	10.7	11.1	10.8	10.6	10.4	10.3	0.1	(0.1)	(0.1)	(0.1)
Other multiple unit	16.6	16.8	16.0	15.2	14.4	13.6	0.0	(0.2)	(0.2)	(0.0)
Single-detached	135.7	144.8	148.9	150.6	150.4	147.8	1.8	0.8	0.3	(0.2)
Apartment	11.6	12.2	11.9	11.7	11.5	11.4	0.1	(0.0)	(0.0)	(0.5)
Other multiple unit	28.5	29.5	29.0	28.3	27.5	26.4	0.2	(0.1)	(0.0)	(0.0)
Moveable dwelling	2.3	2.4	2.3	2.3	2.2	2.1	0.0	(0.0)	(0.0)	(0.2)

Source: The Long Term Housing Outlook; CMHC

NFLD-CL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	580.3	570.7	551.1	528.7	503.5	477.1	(1.9)	(3.9)	(4.5)	(5.0)	(5.3)
Aged 0-14	128.8	111.7	96.1	83.2	72.4	63.4	(3.4)	(3.1)	(2.6)	(2.2)	(1.8)
Aged 15-24	105.3	91.4	76.6	66.8	57.2	49.1	(2.8)	(3.0)	(2.0)	(1.9)	(1.6)
Aged 25-34	98.6	92.2	82.1	69.8	59.3	52.3	(1.3)	(2.0)	(2.5)	(2.1)	(1.4)
Aged 35-44	91.3	94.6	91.0	82.3	72.1	61.8	0.7	(0.7)	(1.7)	(2.0)	(2.1)
Aged 45-54	58.3	75.0	86.1	87.8	84.3	75.6	3.3	2.2	0.3	(0.7)	(1.8)
Aged 55-64	42.4	45.4	54.5	69.1	79.0	80.5	0.6	1.8	2.9	2.0	0.3
Aged 65-74	33.5	34.6	35.9	38.7	46.4	58.7	0.2	0.3	0.6	1.5	2.5
Aged 75+	22.1	25.9	28.7	31.0	32.9	35.8	0.8	0.6	0.5	0.4	0.6
Total households	178.2	188.8	194.4	196.4	196.0	192.9	2.1	1.1	0.4	(0.1)	(0.6)
Aged 15-24	6.9	6.3	5.1	4.5	3.8	3.3	(0.1)	(0.3)	(0.1)	(0.1)	(0.1)
Aged 25-34	38.4	34.6	30.3	25.9	21.9	19.4	(0.8)	(0.8)	(0.9)	(0.8)	(0.5)
Aged 35-44	45.6	46.6	43.7	38.7	33.6	28.8	0.2	(0.6)	(1.0)	(1.0)	(1.0)
Aged 45-54	30.8	39.8	46.0	46.5	43.8	38.7	1.8	1.2	0.1	(0.5)	(1.0)
Aged 55-64	24.1	26.0	31.1	39.5	45.4	46.0	0.4	1.0	1.7	1.2	0.1
Aged 65-74	20.6	21.3	22.3	24.2	28.9	36.7	0.1	0.2	0.4	0.9	1.6
Aged 75+	11.8	14.1	15.9	17.1	18.5	20.1	0.5	0.4	0.2	0.3	0.3
Family households	150.2	157.0	159.5	158.6	155.5	149.7	1.4	0.5	(0.2)	(0.6)	(1.2)
Non-family households	28.0	31.8	34.9	37.8	40.4	43.1	0.8	0.6	0.6	0.5	0.5
Owners	139.7	149.6	156.0	159.4	160.3	158.6	2.0	1.3	0.7	0.2	(0.3)
Single-detached	124.8	133.8	139.6	142.7	143.8	142.4	1.8	1.2	0.6	0.2	(0.3)
Apartment	1.0	1.1	1.1	1.1	1.2	1.2	0.0	0.0	0.0	0.0	0.0
Other multiple unit	11.9	12.7	13.2	13.4	13.4	13.1	0.2	0.1	0.0	(0.0)	(0.1)
Renters	38.5	39.1	38.3	37.0	35.6	34.2	0.1	(0.2)	(0.3)	(0.3)	(0.3)
Single-detached	11.0	11.0	10.6	10.0	9.4	8.7	0.0	(0.1)	(0.1)	(0.1)	(0.1)
Apartment	10.7	11.1	11.2	11.1	11.0	11.0	0.1	0.0	(0.0)	(0.0)	0.0
Other multiple unit	16.6	16.8	16.3	15.7	15.0	14.2	0.0	(0.1)	(0.1)	(0.1)	(0.1)
Single-detached	135.7	144.8	150.2	152.8	153.2	151.1	1.8	1.1	0.5	0.1	(0.4)
Apartment	11.6	12.2	12.3	12.2	12.2	12.2	0.1	0.0	(0.0)	(0.0)	0.0
Other multiple unit	28.5	29.5	29.5	29.1	28.4	27.4	0.2	0.0	(0.1)	(0.1)	(0.2)
Moveable dwelling	2.3	2.4	2.4	2.3	2.2	2.1	0.0	(0.0)	(0.0)	(0.0)	(0.0)

## CH

## CH

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	580.3	570.7	551.1	528.7	503.5	477.1	(1.9)	(3.9)	(4.5)	(5.0)	(5.3)
Aged 0-14	128.8	111.7	96.1	83.2	72.4	63.4	(3.4)	(3.1)	(2.6)	(2.2)	(1.8)
Aged 15-24	105.3	91.4	76.6	66.8	57.2	49.1	(2.8)	(3.0)	(2.0)	(1.9)	(1.6)
Aged 25-34	98.6	92.2	82.1	69.8	59.3	52.3	(1.3)	(2.0)	(2.5)	(2.1)	(1.4)
Aged 35-44	91.3	94.6	91.0	82.3	72.1	61.8	0.7	(0.7)	(1.7)	(2.0)	(2.1)
Aged 45-54	58.3	75.0	86.1	87.8	84.3	75.6	3.3	2.2	0.3	(0.7)	(1.8)
Aged 55-64	42.4	45.4	54.5	69.1	79.0	80.5	0.6	1.8	2.9	2.0	0.3
Aged 65-74	33.5	34.6	35.9	38.7	46.4	58.7	0.2	0.3	0.6	1.5	2.5
Aged 75+	22.1	25.9	28.7	31.0	32.9	35.8	0.8	0.6	0.5	0.4	0.6
Total households	178.2	188.8	196.4	199.4	199.6	196.9	2.1	1.5	0.6	0.0	(0.5)
Aged 15-24	6.9	6.3	5.1	4.5	3.8	3.3	(0.1)	(0.3)	(0.1)	(0.1)	(0.1)
Aged 25-34	38.4	34.6	31.5	27.3	23.1	20.4	(0.8)	(0.6)	(0.8)	(0.8)	(0.5)
Aged 35-44	45.6	46.6	44.0	39.5	34.9	30.2	0.2	(0.5)	(0.9)	(0.9)	(1.0)
Aged 45-54	30.8	39.8	46.0	46.5	44.1	39.3	1.8	1.2	0.1	(0.5)	(0.9)
Aged 55-64	24.1	26.0	31.1	39.6	45.4	46.0	0.4	1.0	1.7	1.2	0.1
Aged 65-74	20.6	21.3	22.4	24.3	29.0	36.8	0.1	0.2	0.4	1.0	1.6
Aged 75+	11.8	14.1	16.4	17.8	19.3	20.9	0.5	0.5	0.3	0.3	0.3
Family households	150.2	157.0	160.1	159.2	156.0	149.9	1.4	0.6	(0.2)	(0.7)	(1.2)
Non-family households	28.0	31.8	36.3	40.2	43.6	47.0	0.8	0.9	0.8	0.7	0.7
Owners	139.7	149.6	157.2	161.2	162.6	161.2	2.0	1.5	0.8	0.3	(0.3)
Single-detached	124.8	133.8	140.6	144.3	145.7	144.6	1.8	1.4	0.7	0.3	(0.2)
Apartment	1.0	1.1	1.1	1.2	1.2	1.2	0.0	0.0	0.0	0.0	0.0
Other multiple unit	11.9	12.7	13.3	13.6	13.7	13.4	0.2	0.1	0.1	0.0	(0.0)
Renters	38.5	39.1	39.2	38.2	37.0	35.7	0.1	0.0	(0.2)	(0.2)	(0.3)
Single-detached	11.0	11.0	10.8	10.3	9.7	9.0	0.0	(0.0)	(0.1)	(0.1)	(0.1)
Apartment	10.7	11.1	11.5	11.6	11.6	11.7	0.1	0.1	0.0	0.0	0.0
Other multiple unit	16.6	16.8	16.7	16.1	15.5	14.8	0.0	(0.0)	(0.1)	(0.1)	(0.1)
Single-detached	135.7	144.8	151.4	154.6	155.4	153.6	1.8	1.3	0.6	0.2	(0.4)
Apartment	11.6	12.2	12.6	12.7	12.8	12.9	0.1	0.1	0.0	0.0	0.0
Other multiple unit	28.5	29.5	30.0	29.8	29.1	28.2	0.2	0.1	(0.0)	(0.1)	(0.2)
Moveable dwelling	2.3	2.4	2.4	2.4	2.3	2.2	0.0	0.0	(0.0)	(0.0)	(0.0)
Source: The Long Term Housing Outlook											

(0.0)

NEWFOUNDLAND

Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	580.3	570.7	567.9	565.1	558.0	548.7	(1.9)	(0.6)	(0.6)	(1.4)	(1.9)
Aged 0-14	128.8	111.7	98.9	89.4	81.2	74.3	(3.4)	(2.6)	(1.9)	(1.6)	(1.4)
Aged 15-24	105.3	90.9	78.8	71.1	63.1	56.7	(2.9)	(2.4)	(1.5)	(1.6)	(1.3)
Aged 25-34	98.6	92.2	86.3	77.6	69.2	63.5	(1.3)	(1.2)	(1.7)	(1.7)	(1.1)
Aged 35-44	91.3	94.8	95.0	90.7	84.0	76.1	0.7	0.0	(0.9)	(1.3)	(1.6)
Aged 45-54	58.3	75.0	88.2	93.2	93.7	88.8	3.3	2.6	1.0	0.1	(1.0)
Aged 55-64	42.4	45.4	55.0	71.0	83.3	88.0	0.6	1.9	3.2	2.5	0.9
Aged 65-74	33.5	34.6	36.6	40.1	48.7	62.8	0.2	0.4	0.7	1.7	2.8
Aged 75+	22.1	25.9	29.1	32.0	34.7	38.5	0.8	0.6	0.6	0.5	0.8
Total households	178.2	189.0	197.8	205.1	210.3	213.3	2.2	1.8	1.5	1.1	0.6
Aged 15-24	6.9	6.3	5.2	4.8	4.2	3.8	(0.1)	(0.2)	(0.1)	(0.1)	(0.1)
Aged 25-34	38.4	34.6	30.6	27.1	24.1	22.1	(0.8)	(0.8)	(0.7)	(0.6)	(0.4)
Aged 35-44	45.6	46.8	45.2	41.3	36.8	33.0	0.2	(0.3)	(0.8)	(0.9)	(0.8)
Aged 45-54	30.8	39.9	47.2	49.4	48.3	44.3	1.8	1.5	0.4	(0.2)	(0.8)
Aged 55-64	24.1	26.0	31.3	40.6	47.9	50.2	0.4	1.1	1.9	1.5	0.5
Aged 65-74	20.6	21.4	22.7	25.0	30.2	39.1	0.2	0.3	0.5	1.1	1.8
Aged 75+	11.8	14.2	15.6	16.9	18.7	20.7	0.5	0.3	0.3	0.4	0.4
Family households	150.2	157.2	163.6	168.1	170.3	169.9	1.4	1.3	0.9	0.5	(0.1)
Non-family households	28.0	31.8	34.2	37.0	40.0	43.4	0.8	0.5	0.6	0.6	0.7
Owners	139.7	149.8	159.0	166.7	172.5	175.9	2.0	1.8	1.5	1.2	0.7
Single-detached	124.8	134.0	142.4	149.4	154.7	157.9	1.8	1.7	1.4	1.1	0.7
Apartment	1.0	1.1	1.1	1.2	1.2	1.3	0.0	0.0	0.0	0.0	0.0
Other multiple unit	11.9	12.7	13.4	14.0	14.4	14.5	0.2	0.1	0.1	0.1	0.0
Renters	38.5	39.2	38.7	38.4	37.9	37.4	0.1	(0.1)	(0.1)	(0.1)	(0.1)
Single-detached	11.0	11.0	10.8	10.5	10.2	9.8	0.0	(0.0)	(0.0)	(0.1)	(0.1)
Apartment	10.7	11.1	11.2	11.3	11.4	11.7	0.1	0.0	0.0	0.0	0.1
Other multiple unit	16.6	16.8	16.6	16.3	16.0	15.7	0.0	(0.0)	(0.0)	(0.1)	(0.1)
Single-detached	135.7	144.9	153.1	159.9	164.9	167.7	1.8	1.6	1.4	1.0	0.6
Apartment	11.6	12.2	12.3	12.5	12.7	13.0	0.1	0.0	0.0	0.0	0.1
Other multiple unit	28.5	29.5	30.0	30.3	30.4	30.2	0.2	0.1	0.1	0.0	(0.0)
Moveable dwelling	2.3	2.4	2.4	2.4	2.4	2.4	0.0	0.0	0.0	(0.0)	(0.0)

Source: The Long Term Housing Outlook; CMHC



# NEWFOUNDLAND

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	580.3	570.7	567.9	565.1	558.0	548.7	(1.9)	(0.6)	(0.6)	(1.4)	(1.9)
Aged 0-14	128.8	111.7	98.9	89.4	81.2	74.3	(3.4)	(2.6)	(1.9)	(1.6)	(1.4)
Aged 15-24	105.3	90.9	78.8	71.1	63.1	56.7	(2.9)	(2.4)	(1.5)	(1.6)	(1.3)
Aged 25-34	98.6	92.2	86.3	77.6	69.2	63.5	(1.3)	(1.2)	(1.7)	(1.7)	(1.1)
Aged 35-44	91.3	94.8	95.0	90.7	84.0	76.1	0.7	0.0	(0.9)	(1.3)	(1.6)
Aged 45-54	58.3	75.0	88.2	93.2	93.7	88.8	3.3	2.6	1.0	0.1	(1.0)
Aged 55-64	42.4	45.4	55.0	71.0	83.3	88.0	0.6	1.9	3.2	2.5	0.9
Aged 65-74	33.5	34.6	36.6	40.1	48.7	62.8	0.2	0.4	0.7	1.7	2.8
Aged 75+	22.1	25.9	29.1	32.0	34.7	38.5	0.8	0.6	0.6	0.5	0.8
Total households	178.2	189.0	200.1	209.0	215.5	219.4	2.2	2.2	1.8	1.3	0.8
Aged 15-24	6.9	6.3	5.2	4.8	4.2	3.8	(0.1)	(0.2)	(0.1)	(0.1)	(0.1)
Aged 25-34	38.4	34.6	31.9	28.9	25.6	23.6	(0.8)	(0.5)	(0.6)	(0.7)	(0.4)
Aged 35-44	45.6	46.8	45.5	42.6	39.1	35.5	0.2	(0.2)	(0.6)	(0.7)	(0.7)
Aged 45-54	30.8	39.9	47.1	49.4	48.7	45.4	1.8	1.5	0.4	(0.1)	(0.7)
Aged 55-64	24.1	26.0	31.4	40.6	47.9	50.3	0.4	1.1	1.9	1.5	0.5
Aged 65-74	20.6	21.4	22.7	25.0	30.4	39.3	0.2	0.3	0.5	1.1	1.8
Aged 75+	11.8	14.2	16.1	17.7	19.5	21.6	0.5	0.4	0.3	0.4	0.4
Family households	150.2	157.2	164.3	169.2	171.7	171.5	1.4	1.4	1.0	0.5	(0.1)
Non-family households	28.0	31.8	35.7	39.8	43.7	48.0	0.8	0.8	0.8	0.8	0.8
Owners	139.7	149.8	160.4	169.2	175.8	180.0	2.0	2.1	1.8	1.3	0.8
Single-detached	124.8	134.0	143.5	151.4	157.6	161.5	1.8	1.9	1.6	1.2	0.8
Apartment	1.0	1.1	1.1	1.2	1.3	1.3	0.0	0.0	0.0	0.0	0.0
Other multiple unit	11.9	12.7	13.6	14.3	14.7	15.0	0.2	0.2	0.1	0.1	0.0
Renters	38.5	39.2	39.7	39.8	39.6	39.4	0.1	0.1	0.0	(0.0)	(0.0)
Single-detached	11.0	11.0	11.0	10.8	10.6	10.2	0.0	(0.0)	(0.0)	(0.1)	(0.1)
Apartment	10.7	11.1	11.5	11.8	12.1	12.5	0.1	0.1	0.1	0.1	0.1
Other multiple unit	16.6	16.8	16.9	16.9	16.7	16.5	0.0	0.0	(0.0)	(0.0)	(0.0)
Single-detached	135.7	144.9	154.5	162.3	168.1	171.7	1.8	1.9	1.6	1.2	0.7
Apartment	11.6	12.2	12.7	13.1	13.4	13.8	0.1	0.1	0.1	0.1	0.1
Other multiple unit	28.5	29.5	30.5	31.1	31.4	31.4	0.2	0.2	0.1	0.1	(0.0)
Moveable dwelling	2.3	2.4	2.5	2.5	2.5	2.5	0.0	0.0	0.0	(0.0)	(0.0)
Source: The Census of Canada, 1991-2016											

Source: The Long Term Housing Outlook; CMHC

NFLD-WM

	Annual Totals ('000)				Average Annual Change ('000)				2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006
Total population	580.3	570.7	567.9	565.1	558.0	548.7	(1.9)	(0.6)	(1.4)
Aged 0-14	128.8	111.7	98.9	89.4	81.2	74.3	(3.4)	(2.6)	(1.9)
Aged 15-24	105.3	90.9	78.8	71.1	63.1	56.7	(2.9)	(2.4)	(1.5)
Aged 25-34	98.6	92.2	86.3	77.6	69.2	63.5	(1.3)	(1.2)	(1.7)
Aged 35-44	91.3	94.8	95.0	90.7	84.0	76.1	0.7	0.0	(0.9)
Aged 45-54	58.3	75.0	88.2	93.2	93.7	88.8	3.3	2.6	1.0
Aged 55-64	42.4	45.4	55.0	71.0	83.3	88.0	0.6	1.9	3.2
Aged 65-74	33.5	34.6	36.6	40.1	48.7	62.8	0.2	0.4	0.7
Aged 75+	22.1	25.9	29.1	32.0	34.7	38.5	0.8	0.6	0.6
Total households	178.2	189.0	202.2	212.3	219.6	224.2	2.2	2.6	2.0
Aged 15-24	6.9	6.3	5.2	4.8	4.2	3.8	(0.1)	(0.2)	(0.1)
Aged 25-34	38.4	34.6	33.1	30.4	26.9	24.8	(0.8)	(0.3)	(0.5)
Aged 35-44	45.6	46.8	45.9	43.6	40.7	37.2	0.2	(0.2)	(0.5)
Aged 45-54	30.8	39.9	47.1	49.3	49.0	46.2	1.8	1.4	0.5
Aged 55-64	24.1	26.0	31.4	40.7	47.9	50.3	0.4	1.1	1.9
Aged 65-74	20.6	21.4	22.8	25.1	30.5	39.4	0.2	0.3	0.5
Aged 75+	11.8	14.2	16.7	18.4	20.3	22.5	0.5	0.5	0.3
Family households	150.2	157.2	164.9	169.9	172.4	171.9	1.4	1.5	1.0
Non-family households	28.0	31.8	37.2	42.4	47.2	52.2	0.8	1.1	1.0
Owners	139.7	149.8	161.6	171.2	178.4	183.1	2.0	2.4	1.9
Single-detached	124.8	134.0	144.6	153.2	159.8	164.1	1.8	2.1	1.7
Apartment	1.0	1.1	1.2	1.2	1.3	1.3	0.0	0.0	0.0
Other multiple unit	11.9	12.7	13.7	14.5	15.0	15.3	0.2	0.2	0.2
Renters	38.5	39.2	40.5	41.1	41.2	41.1	0.1	0.3	0.1
Single-detached	11.0	11.0	11.2	11.1	10.9	10.5	0.0	0.0	(0.0)
Apartment	10.7	11.1	11.8	12.3	12.8	13.3	0.1	0.1	0.1
Other multiple unit	16.6	16.8	17.2	17.3	17.3	17.1	0.0	0.1	0.0
Single-detached	135.7	144.9	155.7	164.3	170.7	174.6	1.8	2.2	1.7
Apartment	11.6	12.2	13.0	13.6	14.1	14.6	0.1	0.2	0.1
Other multiple unit	28.5	29.5	30.9	31.9	32.3	32.4	0.2	0.3	0.2
Moveable dwelling	2.3	2.4	2.5	2.6	2.6	2.5	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

NFLD-WH

# PRINCE EDWARD ISLAND

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	130.8	137.7	140.0	140.1	139.7	138.7	1.4	0.5	0.0	(0.1)	(0.2)
Aged 0-14	29.4	29.3	28.0	25.8	24.0	22.7	(0.0)	(0.3)	(0.4)	(0.4)	(0.3)
Aged 15-24	19.7	20.1	18.9	18.4	17.5	16.0	0.1	(0.2)	(0.1)	(0.2)	(0.3)
Aged 25-34	21.0	20.8	19.6	18.3	17.2	16.8	(0.0)	(0.2)	(0.3)	(0.2)	(0.1)
Aged 35-44	19.7	21.1	22.2	20.8	19.0	17.9	0.3	0.2	(0.3)	(0.4)	(0.2)
Aged 45-54	13.2	17.1	19.5	20.6	21.4	20.0	0.8	0.5	0.2	0.2	(0.3)
Aged 55-64	10.7	11.5	13.0	16.3	18.6	19.7	0.2	0.3	0.7	0.5	0.2
Aged 65-74	9.3	9.4	9.7	10.4	11.8	14.8	0.0	0.1	0.1	0.3	0.6
Aged 75+	7.8	8.4	9.1	9.5	10.1	10.8	0.1	0.1	0.1	0.1	0.1
Total households	44.9	47.9	50.4	52.0	53.5	54.7	0.6	0.5	0.3	0.3	0.2
Aged 15-24	1.9	2.0	1.8	1.8	1.7	1.6	0.0	(0.0)	(0.0)	(0.0)	(0.0)
Aged 25-34	9.0	8.6	7.8	7.3	6.9	6.7	(0.1)	(0.2)	(0.1)	(0.1)	(0.0)
Aged 35-44	10.3	10.9	11.0	9.9	8.9	8.4	0.1	0.0	(0.2)	(0.2)	(0.1)
Aged 45-54	7.1	9.4	10.8	11.3	11.4	10.3	0.4	0.3	0.1	0.0	(0.2)
Aged 55-64	6.1	6.7	7.7	9.7	11.2	11.8	0.1	0.2	0.4	0.3	0.1
Aged 65-74	5.8	5.9	6.2	6.7	7.7	9.7	0.0	0.1	0.1	0.2	0.4
Aged 75+	4.6	4.6	5.1	5.3	5.7	6.2	0.0	0.1	0.1	0.1	0.1
Family households	33.9	35.9	37.2	37.8	38.2	38.4	0.4	0.3	0.1	0.1	0.0
Non-family households	11.0	12.0	13.2	14.2	15.3	16.4	0.2	0.2	0.2	0.2	0.2
Owners	33.0	35.5	37.5	38.9	40.1	41.1	0.5	0.4	0.3	0.2	0.2
Single-detached	29.9	32.2	34.1	35.4	36.5	37.4	0.5	0.4	0.3	0.2	0.2
Apartment	0.3	0.3	0.3	0.4	0.4	0.4	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.1	1.2	1.3	1.3	1.4	1.4	0.0	0.0	0.0	0.0	0.0
Renters	11.9	12.5	12.9	13.1	13.4	13.7	0.1	0.1	0.0	0.1	0.1
Single-detached	2.8	2.9	2.9	2.9	3.0	2.9	0.0	0.0	(0.0)	0.0	(0.0)
Apartment	5.8	6.2	6.5	6.6	6.9	7.1	0.1	0.1	0.0	0.0	0.1
Other multiple unit	3.1	3.2	3.3	3.4	3.4	3.4	0.0	0.0	0.0	0.0	0.0
Single-detached	32.7	35.1	37.0	38.3	39.5	40.3	0.5	0.4	0.3	0.2	0.2
Apartment	6.1	6.5	6.8	7.0	7.2	7.5	0.1	0.1	0.0	0.0	0.1
Other multiple unit	4.2	4.4	4.6	4.7	4.8	4.8	0.0	0.0	0.0	0.0	0.0
Moveable dwelling	1.8	1.9	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

PEI-CL

# PRINCE EDWARD ISLAND

## Central Migration -- Medium Household Formation

CM

	Annual Totals ('000)					Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	PEI-CM
Total population	130.8	137.7	140.0	140.0	139.7	138.7	1.4	0.5	0.0	(0.1)	(0.2)	
Aged 0-14	29.4	29.3	28.0	25.8	24.0	22.7	(0.0)	(0.3)	(0.4)	(0.4)	(0.3)	
Aged 15-24	19.7	20.1	18.9	18.4	17.5	16.0	0.1	(0.2)	(0.1)	(0.2)	(0.3)	
Aged 25-34	21.0	20.8	19.6	18.3	17.2	16.8	(0.0)	(0.2)	(0.3)	(0.2)	(0.1)	
Aged 35-44	19.7	21.1	22.2	20.8	19.0	17.9	0.3	0.2	(0.3)	(0.4)	(0.2)	
Aged 45-54	13.2	17.1	19.5	20.6	21.4	20.0	0.8	0.5	0.2	0.2	(0.3)	
Aged 55-64	10.7	11.5	13.0	16.3	18.6	19.7	0.2	0.3	0.7	0.5	0.2	
Aged 65-74	9.3	9.4	9.7	10.4	11.8	14.8	0.0	0.1	0.1	0.3	0.6	
Aged 75+	7.8	8.4	9.1	9.5	10.1	10.8	0.1	0.1	0.1	0.1	0.1	
Total households	44.9	47.9	51.0	53.0	54.8	56.2	0.6	0.6	0.4	0.4	0.3	
Aged 15-24	1.9	2.0	1.8	1.8	1.7	1.6	0.0	(0.0)	(0.0)	(0.0)	(0.0)	
Aged 25-34	9.0	8.6	8.1	7.7	7.3	7.1	(0.1)	(0.1)	(0.1)	(0.1)	(0.0)	
Aged 35-44	10.3	10.9	11.2	10.3	9.5	9.0	0.1	0.1	(0.2)	(0.2)	(0.1)	
Aged 45-54	7.1	9.4	10.8	11.3	11.6	10.7	0.4	0.3	0.1	0.1	(0.2)	
Aged 55-64	6.1	6.7	7.7	9.7	11.1	11.7	0.1	0.2	0.4	0.3	0.1	
Aged 65-74	5.8	5.9	6.2	6.7	7.7	9.7	0.0	0.1	0.1	0.2	0.4	
Aged 75+	4.6	4.6	5.2	5.6	5.9	6.4	0.0	0.1	0.1	0.1	0.1	
Family households	33.9	35.9	37.4	38.1	38.6	38.8	0.4	0.3	0.2	0.1	0.0	
Non-family households	11.0	12.0	13.6	14.9	16.2	17.5	0.2	0.3	0.3	0.3	0.3	
Owners	33.0	35.5	37.8	39.5	40.9	42.0	0.5	0.5	0.3	0.3	0.2	
Single-detached	29.9	32.2	34.4	35.9	37.2	38.2	0.5	0.4	0.3	0.3	0.2	
Apartment	0.3	0.3	0.3	0.4	0.4	0.4	0.0	0.0	0.0	0.0	0.0	
Other multiple unit	1.1	1.2	1.3	1.3	1.4	1.4	0.0	0.0	0.0	0.0	0.0	
Renters	11.9	12.5	13.2	13.5	13.9	14.3	0.1	0.1	0.1	0.1	0.1	
Single-detached	2.8	2.9	3.0	3.0	3.1	3.1	0.0	0.0	0.0	0.0	(0.0)	
Apartment	5.8	6.2	6.6	6.9	7.2	7.5	0.1	0.1	0.1	0.1	0.1	
Other multiple unit	3.1	3.2	3.4	3.5	3.5	3.6	0.0	0.0	0.0	0.0	0.0	
Single-detached	32.7	35.1	37.4	38.9	40.2	41.2	0.5	0.5	0.3	0.3	0.2	
Apartment	6.1	6.5	7.0	7.3	7.6	7.9	0.1	0.1	0.1	0.1	0.1	
Other multiple unit	4.2	4.4	4.7	4.8	4.9	5.0	0.0	0.0	0.0	0.0	0.0	
Moveable dwelling	1.8	1.9	2.0	2.1	2.1	2.1	0.0	0.0	0.0	0.0	0.0	

Source: The Long Term Housing Outlook; CMHC



# PRINCE EDWARD ISLAND

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)					Average Annual Change ('000)			
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006
Total population	130.8	137.7	140.0	140.1	139.7	138.7	1.4	0.5	0.0
Aged 0-14	29.4	29.3	28.0	25.8	24.0	22.7	(0.0)	(0.3)	(0.4)
Aged 15-24	19.7	20.1	18.9	18.4	17.5	16.0	0.1	(0.2)	(0.1)
Aged 25-34	21.0	20.8	19.6	18.3	17.2	16.8	(0.0)	(0.2)	(0.3)
Aged 35-44	19.7	21.1	22.2	20.8	19.0	17.9	0.3	0.2	(0.3)
Aged 45-54	13.2	17.1	19.5	20.6	21.4	20.0	0.8	0.5	0.2
Aged 55-64	10.7	11.5	13.0	16.3	18.6	19.7	0.2	0.3	0.7
Aged 65-74	9.3	9.4	9.7	10.4	11.8	14.8	0.0	0.1	0.1
Aged 75+	7.8	8.4	9.1	9.5	10.1	10.8	0.1	0.1	0.1
Total households	44.9	47.9	51.6	53.9	55.9	57.4	0.6	0.7	0.5
Aged 15-24	1.9	2.0	1.8	1.8	1.7	1.6	0.0	(0.0)	(0.0)
Aged 25-34	9.0	8.6	8.4	8.1	7.6	7.4	(0.1)	(0.0)	(0.1)
Aged 35-44	10.3	10.9	11.4	10.7	9.9	9.5	0.1	0.1	(0.1)
Aged 45-54	7.1	9.4	10.8	11.3	11.7	11.0	0.4	0.3	0.1
Aged 55-64	6.1	6.7	7.6	9.6	11.0	11.6	0.1	0.2	0.4
Aged 65-74	5.8	5.9	6.2	6.7	7.7	9.7	0.0	0.1	0.1
Aged 75+	4.6	4.6	5.4	5.8	6.2	6.7	0.0	0.2	0.1
Family households	33.9	35.9	37.6	38.4	38.8	38.9	0.4	0.3	0.2
Non-family households	11.0	12.0	14.1	15.6	17.1	18.5	0.2	0.4	0.3
Owners	33.0	35.5	38.2	40.0	41.5	42.6	0.5	0.5	0.4
Single-detached	29.9	32.2	34.7	36.3	37.7	38.7	0.5	0.5	0.3
Apartment	0.3	0.3	0.4	0.4	0.4	0.4	0.0	0.0	0.0
Other multiple unit	1.1	1.2	1.3	1.4	1.4	1.5	0.0	0.0	0.0
Renters	11.9	12.5	13.5	14.0	14.4	14.8	0.1	0.2	0.1
Single-detached	2.8	2.9	3.1	3.1	3.1	3.1	0.0	0.0	0.0
Apartment	5.8	6.2	6.8	7.1	7.5	7.8	0.1	0.1	0.1
Other multiple unit	3.1	3.2	3.5	3.6	3.6	3.7	0.0	0.0	0.0
Single-detached	32.7	35.1	37.7	39.4	40.8	41.8	0.5	0.5	0.3
Apartment	6.1	6.5	7.1	7.5	7.9	8.2	0.1	0.1	0.1
Other multiple unit	4.2	4.4	4.8	4.9	5.1	5.2	0.0	0.1	0.0
Moveable dwelling	1.8	1.9	2.0	2.1	2.1	2.2	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

PEI-CH

PRINCE EDWARD ISLAND

Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-2006			2011-2016	
							1996-2001	2001-2006	2006-2011		
Total population	130.8	137.7	144.4	150.0	154.8	158.6	1.4	1.3	1.1	1.0	0.8
Aged 0-14	29.4	29.3	28.5	27.5	26.9	26.5	(0.0)	(0.2)	(0.2)	(0.1)	(0.1)
Aged 15-24	19.7	20.1	20.1	20.2	19.5	18.5	0.1	(0.0)	0.0	(0.1)	(0.2)
Aged 25-34	21.0	20.9	20.8	20.9	20.7	20.6	(0.0)	(0.0)	0.0	(0.0)	(0.0)
Aged 35-44	19.7	21.1	23.0	22.6	21.9	21.7	0.3	0.4	(0.1)	(0.1)	(0.0)
Aged 45-54	13.2	17.1	19.9	21.8	23.6	23.0	0.8	0.6	0.4	0.4	(0.1)
Aged 55-64	10.7	11.5	13.2	16.9	19.8	21.7	0.2	0.3	0.7	0.6	0.4
Aged 65-74	9.3	9.4	9.8	10.6	12.2	15.7	0.0	0.1	0.2	0.3	0.7
Aged 75+	7.8	8.4	9.1	9.6	10.3	11.1	0.1	0.1	0.1	0.1	0.2
Total households	44.9	48.0	51.8	55.3	58.7	61.7	0.6	0.8	0.7	0.7	0.6
Aged 15-24	1.9	2.0	2.0	2.0	2.0	1.8	0.0	(0.0)	0.0	(0.0)	(0.0)
Aged 25-34	9.0	8.6	8.3	8.3	8.2	8.2	(0.1)	(0.1)	0.0	(0.0)	(0.0)
Aged 35-44	10.3	10.9	11.4	10.8	10.2	10.2	0.1	0.1	(0.1)	(0.1)	(0.0)
Aged 45-54	7.1	9.4	11.1	11.9	12.5	11.9	0.4	0.3	0.2	0.1	(0.1)
Aged 55-64	6.1	6.7	7.8	10.1	12.0	12.9	0.1	0.2	0.5	0.4	0.2
Aged 65-74	5.8	5.9	6.2	6.8	8.0	10.3	0.0	0.1	0.1	0.2	0.5
Aged 75+	4.6	4.6	5.1	5.4	5.8	6.4	0.0	0.1	0.1	0.1	0.1
Family households	33.9	35.9	38.3	40.3	42.2	43.6	0.4	0.5	0.4	0.4	0.3
Non-family households	11.0	12.0	13.5	15.0	16.5	18.1	0.2	0.3	0.3	0.3	0.3
Owners	33.0	35.5	38.4	41.2	43.9	46.2	0.5	0.6	0.6	0.5	0.5
Single-detached	29.9	32.2	35.0	37.5	39.9	42.0	0.5	0.5	0.5	0.5	0.4
Apartment	0.3	0.3	0.4	0.4	0.4	0.4	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.1	1.2	1.3	1.4	1.5	1.6	0.0	0.0	0.0	0.0	0.0
Renters	11.9	12.5	13.3	14.1	14.8	15.5	0.1	0.2	0.1	0.1	0.1
Single-detached	2.8	2.9	3.1	3.2	3.3	3.4	0.0	0.0	0.0	0.0	0.0
Apartment	5.8	6.2	6.7	7.1	7.5	8.0	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.1	3.2	3.4	3.6	3.8	3.9	0.0	0.0	0.0	0.0	0.0
Single-detached	32.7	35.1	38.0	40.7	43.2	45.4	0.5	0.6	0.5	0.5	0.4
Apartment	6.1	6.5	7.0	7.5	7.9	8.4	0.1	0.1	0.1	0.1	0.1
Other multiple unit	4.2	4.4	4.7	5.0	5.3	5.5	0.0	0.1	0.1	0.1	0.0
Moveable dwelling	1.8	1.9	2.0	2.2	2.3	2.3	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

# PRINCE EDWARD ISLAND

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)				Average Annual Change ('000)				2011-2016		
	1991	1996	2001	2006	2011	2016	1991-1996			1996-2011	
							1991-1996	1996-2011		2001-2006	2006-2011
Total population	130.8	137.7	144.4	150.0	154.8	158.6	1.4	1.3	1.1	1.0	0.8
Aged 0-14	29.4	29.3	28.5	27.5	26.9	26.5	(0.0)	(0.2)	(0.2)	(0.1)	(0.1)
Aged 15-24	19.7	20.1	20.1	20.2	19.5	18.5	0.1	(0.0)	0.0	(0.1)	(0.2)
Aged 25-34	21.0	20.9	20.8	20.9	20.7	20.6	(0.0)	(0.0)	0.0	(0.0)	(0.0)
Aged 35-44	19.7	21.1	23.0	22.6	21.9	21.7	0.3	0.4	(0.1)	(0.1)	(0.0)
Aged 45-54	13.2	17.1	19.9	21.8	23.6	23.0	0.8	0.6	0.4	(0.1)	(0.0)
Aged 55-64	10.7	11.5	13.2	16.9	19.8	21.7	0.2	0.3	0.7	0.6	0.4
Aged 65-74	9.3	9.4	9.8	10.6	12.2	15.7	0.0	0.1	0.2	0.3	0.7
Aged 75+	7.8	8.4	9.1	9.6	10.3	11.1	0.1	0.1	0.1	0.1	0.2
Total households	44.9	48.0	52.5	56.4	60.2	63.5	0.6	0.9	0.8	0.8	0.7
Aged 15-24	1.9	2.0	2.0	2.0	2.0	1.8	0.0	(0.0)	0.0	(0.0)	(0.0)
Aged 25-34	9.0	8.6	8.6	8.8	8.7	8.7	(0.1)	(0.0)	0.0	(0.0)	(0.0)
Aged 35-44	10.3	10.9	11.6	11.2	10.9	11.0	0.1	0.1	(0.1)	(0.1)	0.0
Aged 45-54	7.1	9.4	11.1	12.0	12.8	12.3	0.4	0.3	0.2	0.2	(0.1)
Aged 55-64	6.1	6.7	7.8	10.0	11.8	12.8	0.1	0.2	0.5	0.4	0.2
Aged 65-74	5.8	5.9	6.2	6.8	7.9	10.3	0.0	0.1	0.1	0.2	0.5
Aged 75+	4.6	4.6	5.3	5.6	6.1	6.6	0.0	0.1	0.1	0.1	0.1
Family households	33.9	35.9	38.5	40.7	42.7	44.2	0.4	0.5	0.4	0.4	0.3
Non-family households	11.0	12.0	14.0	15.7	17.5	19.3	0.2	0.4	0.3	0.4	0.4
Owners	33.0	35.5	38.8	41.9	44.8	47.3	0.5	0.7	0.6	0.6	0.5
Single-detached	29.9	32.2	35.3	38.0	40.7	43.0	0.5	0.6	0.6	0.5	0.5
Apartment	0.3	0.3	0.4	0.4	0.4	0.5	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.1	1.2	1.3	1.4	1.5	1.6	0.0	0.0	0.0	0.0	0.0
Renters	11.9	12.5	13.7	14.6	15.4	16.2	0.1	0.2	0.2	0.2	0.2
Single-detached	2.8	2.9	3.1	3.3	3.4	3.5	0.0	0.0	0.0	0.0	0.0
Apartment	5.8	6.2	6.8	7.4	7.9	8.4	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.1	3.2	3.5	3.7	3.9	4.1	0.0	0.1	0.0	0.0	0.0
Single-detached	32.7	35.1	38.4	41.3	44.1	46.5	0.5	0.7	0.6	0.6	0.5
Apartment	6.1	6.5	7.2	7.8	8.3	8.9	0.1	0.1	0.1	0.1	0.1
Other multiple unit	4.2	4.4	4.8	5.1	5.4	5.7	0.0	0.1	0.1	0.1	0.1
Moveable dwelling	1.8	1.9	2.1	2.2	2.3	2.4	0.0	0.0	0.0	0.0	0.0
Source: The Long Term Housing Outlook: CMHC											

Source: The Long Term Housing Outlook; CMHC

PEI-WM

PRINCE EDWARD ISLAND

Western Migration -- High Household Formation

WH

	Annual Totals ('000)					Average Annual Change ('000)					WH
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	
Total population	130.8	137.7	144.4	150.0	154.8	158.6	1.4	1.3	1.1	1.0	0.8
Aged 0-14	29.4	29.3	28.5	27.5	26.9	26.5	(0.0)	(0.2)	(0.2)	(0.1)	(0.1)
Aged 15-24	19.7	20.1	20.1	20.2	19.5	18.5	0.1	(0.0)	0.0	(0.1)	(0.2)
Aged 25-34	21.0	20.9	20.8	20.9	20.7	20.6	(0.0)	(0.0)	0.0	(0.0)	(0.0)
Aged 35-44	19.7	21.1	23.0	22.6	21.9	21.7	0.3	0.4	(0.1)	(0.1)	(0.0)
Aged 45-54	13.2	17.1	19.9	21.8	23.6	23.0	0.8	0.6	0.4	0.4	(0.1)
Aged 55-64	10.7	11.5	13.2	16.9	19.8	21.7	0.2	0.3	0.7	0.6	0.4
Aged 65-74	9.3	9.4	9.8	10.6	12.2	15.7	0.0	0.1	0.2	0.3	0.7
Aged 75+	7.8	8.4	9.1	9.6	10.3	11.1	0.1	0.1	0.1	0.1	0.2
Total households	44.9	48.0	53.1	57.4	61.4	64.9	0.6	1.0	0.9	0.8	0.7
Aged 15-24	1.9	2.0	2.0	2.0	2.0	1.8	0.0	(0.0)	0.0	(0.0)	(0.0)
Aged 25-34	9.0	8.6	8.9	9.2	9.1	9.1	(0.1)	0.1	0.1	(0.0)	(0.0)
Aged 35-44	10.3	10.9	11.8	11.6	11.4	11.5	0.1	0.2	(0.0)	(0.0)	0.0
Aged 45-54	7.1	9.4	11.1	12.0	12.9	12.6	0.4	0.3	0.2	0.2	(0.1)
Aged 55-64	6.1	6.7	7.7	10.0	11.7	12.8	0.1	0.2	0.4	0.4	0.2
Aged 65-74	5.8	5.9	6.3	6.8	7.9	10.2	0.0	0.1	0.1	0.2	0.5
Aged 75+	4.6	4.6	5.5	5.9	6.3	6.9	0.0	0.2	0.1	0.1	0.1
Family households	33.9	35.9	38.7	41.0	43.0	44.5	0.4	0.6	0.5	0.4	0.3
Non-family households	11.0	12.0	14.4	16.4	18.4	20.4	0.2	0.5	0.4	0.4	0.4
Owners	33.0	35.5	39.1	42.4	45.4	48.1	0.5	0.7	0.6	0.6	0.5
Single-detached	29.9	32.2	35.6	38.5	41.2	43.7	0.5	0.7	0.6	0.6	0.5
Apartment	0.3	0.3	0.4	0.4	0.4	0.5	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.1	1.2	1.3	1.4	1.6	1.7	0.0	0.0	0.0	0.0	0.0
Renters	11.9	12.5	13.9	15.0	16.0	16.8	0.1	0.3	0.2	0.2	0.2
Single-detached	2.8	2.9	3.2	3.4	3.5	3.6	0.0	0.1	0.0	0.0	0.0
Apartment	5.8	6.2	7.0	7.6	8.2	8.8	0.1	0.2	0.1	0.1	0.1
Other multiple unit	3.1	3.2	3.6	3.8	4.1	4.2	0.0	0.1	0.0	0.0	0.0
Single-detached	32.7	35.1	38.7	41.8	44.8	47.3	0.5	0.7	0.6	0.6	0.5
Apartment	6.1	6.5	7.4	8.0	8.6	9.2	0.1	0.2	0.1	0.1	0.1
Other multiple unit	4.2	4.4	4.9	5.3	5.6	5.9	0.0	0.1	0.1	0.1	0.1
Moveable dwelling	1.8	1.9	2.1	2.3	2.4	2.5	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

PEI-WH



## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	917.9	941.0	953.4	959.9	961.4	958.6	4.6	2.5	1.3	0.3	(0.6)
Aged 0-14	186.4	182.2	169.3	154.5	144.0	136.7	(0.8)	(2.6)	(3.0)	(2.1)	(1.4)
Aged 15-24	139.0	129.9	126.2	125.4	118.1	107.6	(1.8)	(0.8)	(0.2)	(1.5)	(2.1)
Aged 25-34	162.7	149.3	134.5	127.1	123.0	120.9	(2.7)	(3.0)	(1.5)	(0.8)	(0.4)
Aged 35-44	142.7	155.5	160.7	147.0	132.2	124.6	2.6	1.1	(2.7)	(3.0)	(1.5)
Aged 45-54	96.5	122.2	140.8	152.1	157.0	144.0	5.1	3.7	2.3	1.0	(2.6)
Aged 55-64	76.4	80.9	93.5	117.0	135.0	146.1	0.9	2.5	4.7	3.6	2.2
Aged 65-74	65.7	65.3	67.3	71.7	83.3	104.6	(0.1)	0.4	0.9	2.3	4.3
Aged 75+	48.4	55.8	61.2	65.0	68.9	74.1	1.5	1.1	0.8	0.8	1.0
Total households	330.6	351.5	366.6	380.3	392.7	402.2	4.2	3.0	2.7	2.5	1.9
Aged 15-24	15.3	14.4	13.6	13.6	13.3	12.1	(0.2)	(0.2)	0.0	(0.1)	(0.2)
Aged 25-34	72.0	64.8	55.4	51.1	49.4	48.6	(1.5)	(1.9)	(0.9)	(0.4)	(0.2)
Aged 35-44	74.7	81.2	82.5	73.5	63.8	59.2	1.3	0.3	(1.8)	(1.9)	(0.9)
Aged 45-54	52.6	67.7	78.8	84.7	86.3	77.6	3.0	2.2	1.2	0.3	(1.7)
Aged 55-64	43.9	47.2	55.4	70.3	81.8	88.2	0.7	1.6	3.0	2.3	1.3
Aged 65-74	41.8	41.9	43.7	47.1	55.2	70.0	0.0	0.4	0.7	1.6	3.0
Aged 75+	30.2	34.3	37.3	40.0	42.9	46.6	0.8	0.6	0.5	0.6	0.7
Family households	246.3	257.8	266.2	272.7	277.6	279.2	2.3	1.7	1.3	1.0	0.3
Non-family households	84.3	93.8	100.4	107.6	115.1	123.0	1.9	1.3	1.4	1.5	1.6
Owners	233.5	251.4	265.9	278.3	289.1	297.5	3.6	2.9	2.5	2.2	1.7
Single-detached	202.3	218.2	231.3	242.3	251.8	259.4	3.2	2.6	2.2	1.9	1.5
Apartment	4.0	4.3	4.7	5.0	5.3	5.6	0.1	0.1	0.1	0.1	0.1
Other multiple unit	14.5	15.5	16.3	17.0	17.6	18.0	0.2	0.1	0.1	0.1	0.1
Renters	97.1	100.1	100.8	102.0	103.6	104.7	0.6	0.1	0.3	0.3	0.2
Single-detached	20.6	21.1	21.2	21.2	21.3	21.0	0.1	0.0	0.0	0.0	(0.0)
Apartment	52.8	54.8	55.4	56.5	57.9	59.3	0.4	0.1	0.2	0.3	0.3
Other multiple unit	22.1	22.6	22.6	22.7	22.9	22.8	0.1	0.0	0.0	0.0	(0.0)
Single-detached	222.9	239.4	252.5	263.5	273.1	280.4	3.3	2.6	2.2	1.9	1.5
Apartment	56.8	59.2	60.1	61.5	63.2	64.9	0.5	0.2	0.3	0.3	0.3
Other multiple unit	36.6	38.2	38.9	39.7	40.5	40.8	0.3	0.2	0.2	0.1	0.1
Moveable dwelling	14.3	14.8	15.1	15.5	15.9	16.1	0.1	0.1	0.1	0.1	0.0
Source: The Long Term Housing Outlook: CMHC											

Source: The Long Term Housing Outlook; CMHC

NS-CL

	Annual Totals ('000)					Average Annual Change ('000)					CM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	917.9	941.0	953.4	959.9	961.4	958.6	4.6	2.5	1.3	0.3	(0.6)
Aged 0-14	186.4	182.2	169.3	154.5	144.0	136.7	(0.8)	(2.6)	(3.0)	(2.1)	(1.4)
Aged 15-24	139.0	129.9	126.2	125.4	118.1	107.6	(1.8)	(0.8)	(0.2)	(1.5)	(2.1)
Aged 25-34	162.7	149.3	134.5	127.1	123.0	120.9	(2.7)	(3.0)	(1.5)	(0.8)	(0.4)
Aged 35-44	142.7	155.5	160.7	147.0	132.2	124.6	2.6	1.1	(2.7)	(3.0)	(1.5)
Aged 45-54	96.5	122.2	140.8	152.1	157.0	144.0	5.1	3.7	2.3	1.0	(2.6)
Aged 55-64	76.4	80.9	93.5	117.0	135.0	146.1	0.9	2.5	4.7	3.6	2.2
Aged 65-74	65.7	65.3	67.3	71.7	83.3	104.6	(0.1)	0.4	0.9	2.3	4.3
Aged 75+	48.4	55.8	61.2	65.0	68.9	74.1	1.5	1.1	0.8	0.8	1.0
Total households	330.6	351.5	369.9	385.7	400.0	411.2	4.2	3.7	3.2	2.9	2.2
Aged 15-24	15.3	14.4	13.6	13.6	13.3	12.1	(0.2)	(0.2)	0.0	(0.1)	(0.2)
Aged 25-34	72.0	64.8	57.5	54.3	52.4	51.6	(1.5)	(1.5)	(0.6)	(0.4)	(0.2)
Aged 35-44	74.7	81.2	83.0	74.9	66.8	63.0	1.3	0.4	(1.6)	(1.6)	(0.8)
Aged 45-54	52.6	67.7	78.7	84.8	86.9	78.9	3.0	2.2	1.2	0.4	(1.6)
Aged 55-64	43.9	47.2	55.3	70.1	81.5	88.0	0.7	1.6	3.0	2.3	1.3
Aged 65-74	41.8	41.9	43.7	47.2	55.3	70.1	0.0	0.4	0.7	1.6	3.0
Aged 75+	30.2	34.3	38.1	40.7	43.8	47.6	0.8	0.8	0.5	0.6	0.7
Family households	246.3	257.8	266.4	272.7	277.4	278.8	2.3	1.7	1.3	0.9	0.3
Non-family households	84.3	93.8	103.4	113.0	122.7	132.5	1.9	1.9	1.9	1.9	2.0
Owners	233.5	251.4	267.1	280.4	292.2	301.5	3.6	3.1	2.7	2.4	1.9
Single-detached	202.3	218.2	232.2	243.8	254.1	262.3	3.2	2.8	2.3	2.1	1.7
Apartment	4.0	4.3	4.7	5.1	5.4	5.8	0.1	0.1	0.1	0.1	0.1
Other multiple unit	14.5	15.5	16.4	17.2	17.9	18.4	0.2	0.2	0.2	0.1	0.1
Renters	97.1	100.1	102.8	105.3	107.9	109.8	0.6	0.5	0.5	0.5	0.4
Single-detached	20.6	21.1	21.5	21.7	21.9	21.8	0.1	0.1	0.0	0.0	(0.0)
Apartment	52.8	54.8	56.7	58.7	60.7	62.6	0.4	0.4	0.4	0.4	0.4
Other multiple unit	22.1	22.6	23.0	23.3	23.7	23.8	0.1	0.1	0.1	0.1	0.0
Single-detached	222.9	239.4	253.7	265.5	276.0	284.1	3.3	2.9	2.4	2.1	1.6
Apartment	56.8	59.2	61.4	63.8	66.2	68.4	0.5	0.5	0.5	0.5	0.4
Other multiple unit	36.6	38.2	39.4	40.6	41.6	42.1	0.3	0.3	0.2	0.2	0.1
Moveable dwelling	14.3	14.8	15.3	15.9	16.3	16.6	0.1	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook; CMHC

NS-CM

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	917.9	941.0	953.4	959.9	961.4	958.6	4.6	2.5	1.3	0.3	0.6
Aged 0-14	186.4	182.2	169.3	154.5	144.0	136.7	(0.8)	(2.6)	(3.0)	(2.1)	(1.4)
Aged 15-24	139.0	129.9	126.2	125.4	118.1	107.6	(1.8)	(0.8)	(0.2)	(1.5)	(2.1)
Aged 25-34	162.7	149.3	134.5	127.1	123.0	120.9	(2.7)	(3.0)	(1.5)	(0.8)	(0.4)
Aged 35-44	142.7	155.5	160.7	147.0	132.2	124.6	2.6	1.1	(2.7)	(3.0)	(1.5)
Aged 45-54	96.5	122.2	140.8	152.1	157.0	144.0	5.1	3.7	2.3	1.0	(2.6)
Aged 55-64	76.4	80.9	93.5	117.0	135.0	146.1	0.9	2.5	4.7	3.6	2.2
Aged 65-74	65.7	65.3	67.3	71.7	83.3	104.6	(0.1)	0.4	0.9	2.3	4.3
Aged 75+	48.4	55.8	61.2	65.0	68.9	74.1	1.5	1.1	0.8	0.8	1.0
Total households	330.6	351.5	372.9	390.4	406.0	418.2	4.2	4.3	3.5	3.1	2.4
Aged 15-24	15.3	14.4	13.6	13.6	13.3	12.1	(0.2)	(0.2)	0.0	(0.1)	(0.2)
Aged 25-34	72.0	64.8	59.4	57.1	55.1	54.2	(1.5)	(1.1)	(0.5)	(0.4)	(0.2)
Aged 35-44	74.7	81.2	83.5	76.0	68.9	65.6	1.3	0.5	(1.5)	(1.4)	(0.7)
Aged 45-54	52.6	67.7	78.6	84.9	87.3	79.8	3.0	2.2	1.3	0.5	(1.5)
Aged 55-64	43.9	47.2	55.3	69.9	81.2	87.8	0.7	1.6	2.9	2.3	1.3
Aged 65-74	41.8	41.9	43.8	47.3	55.4	70.1	0.0	0.4	0.7	1.6	2.9
Aged 75+	30.2	34.3	38.8	41.5	44.8	48.6	0.8	0.9	0.5	0.7	0.8
Family households	246.3	257.8	266.6	272.4	276.5	277.3	2.3	1.8	1.2	0.8	0.2
Non-family households	84.3	93.8	106.4	118.0	129.5	140.9	1.9	2.5	2.3	2.3	2.3
Owners	233.5	251.4	268.2	282.1	294.4	304.2	3.6	3.4	2.8	2.5	2.0
Single-detached	202.3	218.2	233.0	245.0	255.7	264.3	3.2	3.0	2.4	2.1	1.7
Apartment	4.0	4.3	4.8	5.2	5.6	5.9	0.1	0.1	0.1	0.1	0.1
Other multiple unit	14.5	15.5	16.5	17.4	18.2	18.7	0.2	0.2	0.2	0.1	0.1
Renters	97.1	100.1	104.7	108.3	111.6	114.0	0.6	0.9	0.7	0.7	0.5
Single-detached	20.6	21.1	21.8	22.2	22.5	22.4	0.1	0.1	0.1	0.1	(0.0)
Apartment	52.8	54.8	58.0	60.6	63.2	65.5	0.4	0.6	0.5	0.5	0.5
Other multiple unit	22.1	22.6	23.4	23.9	24.3	24.5	0.1	0.2	0.1	0.1	0.0
Single-detached	222.9	239.4	254.8	267.2	278.1	286.7	3.3	3.1	2.5	2.2	1.7
Apartment	56.8	59.2	62.8	65.8	68.8	71.4	0.5	0.7	0.6	0.6	0.5
Other multiple unit	36.6	38.2	39.9	41.3	42.5	43.2	0.3	0.3	0.3	0.2	0.1
Moveable dwelling	14.3	14.8	15.5	16.1	16.7	17.0	0.1	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook: CMHC

Source: The Long Term Housing Outlook; CMHC

NS-CH

Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					WL	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	
Total population	917.9	941.0	964.6	985.1	999.8	1,010.2	4.6	4.7	4.1	2.9	2.1	
Aged 0-14	186.4	182.5	173.4	162.7	154.8	149.8	(0.8)	(1.8)	(2.2)	(1.6)	(1.0)	
Aged 15-24	139.0	129.6	126.8	127.7	122.7	114.4	(1.9)	(0.5)	0.2	(1.0)	(1.6)	
Aged 25-34	162.7	149.1	135.9	130.1	127.2	126.4	(2.7)	(2.6)	(1.2)	(0.6)	(0.2)	
Aged 35-44	142.7	155.4	163.0	151.9	138.6	132.4	2.6	1.5	(2.2)	(2.7)	(1.2)	
Aged 45-54	96.5	122.2	141.6	154.6	162.0	151.1	5.1	3.9	2.6	1.5	(2.2)	
Aged 55-64	76.4	81.0	94.4	119.0	138.1	151.0	0.9	2.7	4.9	3.8	2.6	
Aged 65-74	65.7	65.3	68.0	73.3	86.0	108.7	(0.1)	0.5	1.1	2.5	4.5	
Aged 75+	48.4	55.8	61.5	65.8	70.3	76.4	1.5	1.1	0.9	0.9	1.2	
Total households	330.6	351.5	370.1	388.3	405.2	419.7	4.2	3.7	3.6	3.4	2.9	
Aged 15-24	15.3	14.3	13.6	13.8	13.6	12.7	(0.2)	(0.1)	0.0	(0.0)	(0.2)	
Aged 25-34	72.0	64.7	56.0	52.4	51.1	50.8	(1.5)	(1.7)	(0.7)	(0.3)	(0.1)	
Aged 35-44	74.7	81.2	83.6	75.9	66.9	62.9	1.3	0.5	(1.5)	(1.8)	(0.8)	
Aged 45-54	52.6	67.7	79.2	86.1	89.1	81.4	3.0	2.3	1.4	0.6	(1.5)	
Aged 55-64	43.9	47.3	55.9	71.5	83.7	91.1	0.7	1.7	3.1	2.4	1.5	
Aged 65-74	41.8	42.0	44.1	48.1	57.0	72.8	0.0	0.4	0.8	1.8	3.2	
Aged 75+	30.2	34.3	37.5	40.4	43.8	48.0	0.8	0.7	0.6	0.7	0.8	
Family households	246.3	257.8	268.8	278.6	286.7	291.8	2.3	2.2	2.0	1.6	1.0	
Non-family households	84.3	93.8	101.3	109.7	118.5	128.0	1.9	1.5	1.7	1.8	1.9	
Owners	233.5	251.5	268.4	284.1	298.3	310.4	3.6	3.4	3.1	2.8	2.4	
Single-detached	202.3	218.3	233.6	247.4	259.8	270.6	3.2	3.1	2.8	2.5	2.1	
Apartment	4.0	4.3	4.7	5.1	5.4	5.8	0.1	0.1	0.1	0.1	0.1	
Other multiple unit	14.5	15.6	16.4	17.4	18.1	18.7	0.2	0.2	0.2	0.2	0.1	
Renters	97.1	100.0	101.6	104.2	106.9	109.4	0.6	0.3	0.5	0.5	0.5	
Single-detached	20.6	21.1	21.4	21.7	22.0	22.0	0.1	0.1	0.1	0.1	0.0	
Apartment	52.8	54.8	55.9	57.7	59.8	61.9	0.4	0.2	0.4	0.4	0.4	
Other multiple unit	22.1	22.6	22.8	23.2	23.6	23.9	0.1	0.0	0.1	0.1	0.1	
Single-detached	222.9	239.4	254.9	269.1	281.8	292.6	3.3	3.1	2.8	2.5	2.2	
Apartment	56.8	59.1	60.6	62.7	65.2	67.7	0.5	0.3	0.4	0.5	0.5	
Other multiple unit	36.6	38.1	39.3	40.6	41.8	42.6	0.3	0.2	0.3	0.2	0.2	
Moveable dwelling	14.3	14.8	15.3	15.9	16.4	16.8	0.1	0.1	0.1	0.1	0.1	

Source: The Long Term Housing Outlook; CMHC

NS-WL



# NOVA SCOTIA

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)					Average Annual Change ('000)					2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	
Total population	917.9	941.0	964.6	985.1	999.8	1,010.2	4.6	4.7	4.1	2.9	2.1
Aged 0-14	186.4	182.5	173.4	162.7	154.8	149.8	(0.8)	(1.8)	(2.2)	(1.6)	(1.0)
Aged 15-24	139.0	129.6	126.8	127.7	122.7	114.4	(1.9)	(0.5)	0.2	(1.0)	(1.6)
Aged 25-34	162.7	149.1	135.9	130.1	127.2	126.4	(2.7)	(2.6)	(1.2)	(0.6)	(0.2)
Aged 35-44	142.7	155.4	163.0	151.9	138.6	132.4	2.6	1.5	(2.2)	(2.7)	(1.2)
Aged 45-54	96.5	122.2	141.6	154.6	162.0	151.1	5.1	3.9	2.6	1.5	(2.2)
Aged 55-64	76.4	81.0	94.4	119.0	138.1	151.0	0.9	2.7	4.9	3.8	2.6
Aged 65-74	65.7	65.3	68.0	73.3	86.0	108.7	(0.1)	0.5	1.1	2.5	4.5
Aged 75+	48.4	55.8	61.5	65.8	70.3	76.4	1.5	1.1	0.9	0.9	1.2
Total households	330.6	351.5	373.3	393.8	412.8	429.3	4.2	4.4	4.1	3.8	3.3
Aged 15-24	15.3	14.3	13.6	13.8	13.6	12.7	(0.2)	(0.1)	0.0	(0.0)	(0.2)
Aged 25-34	72.0	64.7	58.1	55.6	54.3	54.0	(1.5)	(1.3)	(0.5)	(0.3)	(0.1)
Aged 35-44	74.7	81.2	84.2	77.4	70.1	67.0	1.3	0.6	(1.4)	(1.5)	(0.6)
Aged 45-54	52.6	67.7	79.1	86.2	89.6	82.8	3.0	2.3	1.4	0.7	(1.4)
Aged 55-64	43.9	47.3	55.9	71.3	83.4	91.0	0.7	1.7	3.1	2.4	1.5
Aged 65-74	41.8	42.0	44.2	48.2	57.1	72.8	0.0	0.4	0.8	1.8	3.1
Aged 75+	30.2	34.3	38.3	41.2	44.8	49.1	0.8	0.8	0.6	0.7	0.9
Family households	246.3	257.8	269.0	278.6	286.6	291.4	2.3	2.2	1.9	1.6	1.0
Non-family households	84.3	93.8	104.3	115.2	126.3	137.9	1.9	2.1	2.2	2.2	2.3
Owners	233.5	251.5	269.7	286.3	301.5	314.6	3.6	3.6	3.3	3.0	2.6
Single-detached	202.3	218.3	234.5	248.9	262.2	273.7	3.2	3.2	2.9	2.7	2.3
Apartment	4.0	4.3	4.8	5.2	5.6	6.0	0.1	0.1	0.1	0.1	0.1
Other multiple unit	14.5	15.6	16.6	17.6	18.5	19.2	0.2	0.2	0.2	0.2	0.1
Renters	97.1	100.0	103.7	107.5	111.3	114.7	0.6	0.7	0.8	0.8	0.7
Single-detached	20.6	21.1	21.7	22.2	22.6	22.8	0.1	0.1	0.1	0.1	0.0
Apartment	52.8	54.8	57.2	59.9	62.6	65.4	0.4	0.5	0.5	0.6	0.5
Other multiple unit	22.1	22.6	23.2	23.8	24.4	24.8	0.1	0.1	0.1	0.1	0.1
Single-detached	222.9	239.4	256.1	271.1	284.8	296.6	3.3	3.3	3.0	2.7	2.3
Apartment	56.8	59.1	62.0	65.1	68.2	71.4	0.5	0.6	0.6	0.6	0.6
Other multiple unit	36.6	38.1	39.8	41.4	42.9	44.0	0.3	0.3	0.3	0.3	0.2
Moveable dwelling	14.3	14.8	15.4	16.2	16.8	17.3	0.1	0.1	0.2	0.1	0.1

Source: The Long Term Housing Outlook; CMHC

NS-WM

## Western Migration -- High Household Formation

WH

	Annual Totals ('000)						Average Annual Change ('000)					WPR
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	
Total population	917.9	941.0	964.6	985.1	999.8	1,010.2	4.6	4.7	4.1	2.9	2.1	
Aged 0-14	186.4	182.5	173.4	162.7	154.8	149.8	(0.8)	(1.8)	(2.2)	(1.6)	(1.0)	
Aged 15-24	139.0	129.6	126.8	127.7	122.7	114.4	(1.9)	(0.5)	0.2	(1.0)	(1.6)	
Aged 25-34	162.7	149.1	135.9	130.1	127.2	126.4	(2.7)	(2.6)	(1.2)	(0.6)	(0.2)	
Aged 35-44	142.7	155.4	163.0	151.9	138.6	132.4	2.6	1.5	(2.2)	(2.7)	(1.2)	
Aged 45-54	96.5	122.2	141.6	154.6	162.0	151.1	5.1	3.9	2.6	1.5	(2.2)	
Aged 55-64	76.4	81.0	94.4	119.0	138.1	151.0	0.9	2.7	4.9	3.8	2.6	
Aged 65-74	65.7	65.3	68.0	73.3	86.0	108.7	(0.1)	0.5	1.1	2.5	4.5	
Aged 75+	48.4	55.8	61.5	65.8	70.3	76.4	1.5	1.1	0.9	0.9	1.2	
Total households	330.6	351.5	376.4	398.6	419.0	436.6	4.2	5.0	4.4	4.1	3.5	
Aged 15-24	15.3	14.3	13.6	13.8	13.6	12.7	(0.2)	(0.1)	0.0	(0.0)	(0.2)	
Aged 25-34	72.0	64.7	60.0	58.5	57.1	56.7	(1.5)	(0.9)	(0.3)	(0.3)	(0.1)	
Aged 35-44	74.7	81.2	84.6	78.6	72.3	69.7	1.3	0.7	(1.2)	(1.2)	(0.5)	
Aged 45-54	52.6	67.7	79.1	86.3	90.1	83.8	3.0	2.3	1.4	0.8	(1.3)	
Aged 55-64	43.9	47.3	55.8	71.1	83.1	90.8	0.7	1.7	3.1	2.4	1.5	
Aged 65-74	41.8	42.0	44.2	48.4	57.2	72.8	0.0	0.5	0.8	1.8	3.1	
Aged 75+	30.2	34.3	39.0	42.0	45.7	50.1	0.8	1.0	0.6	0.7	0.9	
Family households	246.3	257.8	269.2	278.3	285.7	290.0	2.3	2.3	1.8	1.5	0.8	
Non-family households	84.3	93.8	107.3	120.2	133.3	146.6	1.9	2.7	2.6	2.6	2.7	
Owners	233.5	251.5	270.8	288.1	303.9	317.5	3.6	3.9	3.5	3.2	2.7	
Single-detached	202.3	218.3	235.3	250.1	263.9	275.8	3.2	3.4	3.0	2.7	2.4	
Apartment	4.0	4.3	4.8	5.3	5.8	6.2	0.1	0.1	0.1	0.1	0.1	
Other multiple unit	14.5	15.6	16.7	17.8	18.7	19.5	0.2	0.2	0.2	0.2	0.1	
Renters	97.1	100.0	105.6	110.5	115.2	119.1	0.6	1.1	1.0	0.9	0.8	
Single-detached	20.6	21.1	22.0	22.7	23.2	23.5	0.1	0.2	0.1	0.1	0.1	
Apartment	52.8	54.8	58.5	61.8	65.2	68.3	0.4	0.7	0.7	0.7	0.6	
Other multiple unit	22.1	22.6	23.6	24.4	25.1	25.6	0.1	0.2	0.2	0.1	0.1	
Single-detached	222.9	239.4	257.3	272.8	287.1	299.3	3.3	3.6	3.1	2.9	2.4	
Apartment	56.8	59.1	63.3	67.1	70.9	74.5	0.5	0.8	0.8	0.8	0.7	
Other multiple unit	36.6	38.1	40.3	42.2	43.9	45.1	0.3	0.4	0.4	0.3	0.3	
Moveable dwelling	14.3	14.8	15.6	16.5	17.2	17.7	0.1	0.2	0.2	0.1	0.1	
Source: The Long Term Housing Outlook, 2016												

Source: The Long Term Housing Outlook; CMHC

# NEW BRUNSWICK

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)					CL	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	
Total population	748.5	762.0	761.3	752.4	739.9	727.2	2.7	(0.1)	(1.8)	(2.5)	(2.5)	(2.5)
Aged 0-14	155.0	146.8	135.4	122.8	111.9	104.0	(1.6)	(2.3)	(2.5)	(2.2)	(1.6)	(1.6)
Aged 15-24	117.6	109.9	99.9	93.9	86.8	78.9	(1.5)	(2.0)	(1.2)	(1.4)	(1.6)	(1.6)
Aged 25-34	130.2	121.3	108.7	98.1	89.8	85.6	(1.8)	(2.5)	(2.1)	(1.7)	(0.8)	(0.8)
Aged 35-44	119.1	125.7	127.5	116.3	102.8	94.0	1.3	0.4	(2.2)	(2.7)	(1.8)	(1.8)
Aged 45-54	77.0	99.0	115.4	121.1	122.1	111.3	4.4	3.3	1.1	0.2	(2.2)	(2.2)
Aged 55-64	60.2	63.2	73.3	93.4	108.4	114.1	0.6	2.0	4.0	3.0	1.1	1.1
Aged 65-74	51.9	53.3	53.0	55.5	64.5	82.2	0.3	(0.1)	0.5	1.8	3.6	3.6
Aged 75+	37.4	42.7	48.2	51.3	53.7	57.0	1.1	1.1	0.6	0.5	0.7	0.7
Total households	261.5	275.8	285.5	291.9	296.5	299.9	2.9	1.9	1.3	0.9	0.7	0.7
Aged 15-24	12.2	11.8	10.4	9.8	9.1	8.3	(0.1)	(0.3)	(0.1)	(0.1)	(0.2)	(0.2)
Aged 25-34	56.3	49.7	43.1	39.0	35.6	33.9	(1.3)	(1.3)	(0.8)	(0.7)	(0.3)	(0.3)
Aged 35-44	62.0	64.8	63.7	55.8	48.3	44.2	0.6	(0.2)	(1.6)	(1.5)	(0.8)	(0.8)
Aged 45-54	42.0	54.6	63.7	66.3	65.3	57.8	2.5	1.8	0.5	(0.2)	(1.5)	(1.5)
Aged 55-64	34.0	36.5	43.2	55.5	64.4	67.4	0.5	1.3	2.5	1.8	0.6	0.6
Aged 65-74	32.5	33.4	33.4	35.5	41.9	53.7	0.2	0.0	0.4	1.3	2.4	2.4
Aged 75+	22.4	25.2	28.2	30.1	31.8	34.5	0.5	0.6	0.4	0.3	0.5	0.5
Family households	201.6	209.9	214.0	214.9	214.4	212.2	1.7	0.8	0.2	(0.1)	(0.4)	(0.4)
Non-family households	59.9	65.9	71.5	77.0	82.1	87.7	1.2	1.1	1.1	1.0	1.1	1.1
Owners	193.4	206.2	215.6	221.9	226.3	229.2	2.6	1.9	1.3	0.9	0.6	0.6
Single-detached	170.6	182.4	191.0	196.7	200.6	203.2	2.3	1.7	1.1	0.8	0.5	0.5
Apartment	2.6	2.8	3.0	3.1	3.2	3.3	0.0	0.0	0.0	0.0	0.0	0.0
Other multiple unit	9.0	9.6	10.1	10.5	10.8	11.1	0.1	0.1	0.1	0.1	0.1	0.1
Renters	68.1	69.6	69.9	70.0	70.1	70.7	0.3	0.1	0.0	0.0	0.1	0.1
Single-detached	15.9	16.0	15.9	15.7	15.4	15.1	0.0	(0.0)	(0.1)	(0.1)	(0.1)	(0.1)
Apartment	33.7	34.7	35.2	35.6	36.1	37.0	0.2	0.1	0.1	0.1	0.2	0.2
Other multiple unit	17.4	17.7	17.7	17.5	17.5	17.5	0.1	(0.0)	(0.0)	(0.0)	0.0	0.0
Single-detached	186.5	198.4	206.9	212.3	216.1	218.3	2.4	1.7	1.1	0.7	0.5	0.5
Apartment	36.3	37.6	38.2	38.7	39.4	40.3	0.2	0.1	0.1	0.1	0.2	0.2
Other multiple unit	26.4	27.3	27.8	28.1	28.3	28.6	0.2	0.1	0.1	0.0	0.1	0.1
Moveable dwelling	12.3	12.6	12.6	12.7	12.7	12.7	0.0	0.0	0.0	(0.0)	(0.0)	(0.0)

Source: The Long Term Housing Outlook; CMHC

NB-CL



## NEW BRUNSWICK

## Central Migration -- Medium Household Formation

CM

	Annual Totals ('000)					Average Annual Change ('000)					CM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	748.5	762.0	761.3	752.4	739.9	727.2	2.7	(0.1)	(1.8)	(2.5)	(2.5)
Aged 0-14	155.0	146.8	135.4	122.8	111.9	104.0	(1.6)	(2.3)	(2.5)	(2.2)	(1.6)
Aged 15-24	117.6	109.9	99.9	93.9	86.8	78.9	(1.5)	(2.0)	(1.2)	(1.4)	(1.6)
Aged 25-34	130.2	121.3	108.7	98.1	89.8	85.6	(1.8)	(2.5)	(2.1)	(1.7)	(0.8)
Aged 35-44	119.1	125.7	127.5	116.3	102.8	94.0	1.3	0.4	(2.2)	(2.7)	(1.8)
Aged 45-54	77.0	99.0	115.4	121.1	122.1	111.3	4.4	3.3	1.1	0.2	(2.2)
Aged 55-64	60.2	63.2	73.3	93.4	108.4	114.1	0.6	2.0	4.0	3.0	1.1
Aged 65-74	51.9	53.3	53.0	55.5	64.5	82.2	0.3	(0.1)	0.5	1.8	3.6
Aged 75+	37.4	42.7	48.2	51.3	53.7	57.0	1.1	1.1	0.6	0.5	0.7
Total households	261.5	275.8	288.0	295.9	301.4	305.7	2.9	2.4	1.6	1.1	0.8
Aged 15-24	12.2	11.8	10.4	9.8	9.1	8.3	(0.1)	(0.3)	(0.1)	(0.1)	(0.2)
Aged 25-34	56.3	49.7	44.8	41.3	37.7	35.9	(1.3)	(1.0)	(0.7)	(0.7)	(0.4)
Aged 35-44	62.0	64.8	63.9	57.0	50.5	46.8	0.6	(0.2)	(1.4)	(1.3)	(0.8)
Aged 45-54	42.0	54.6	63.7	66.4	65.7	58.9	2.5	1.8	0.5	(0.1)	(1.4)
Aged 55-64	34.0	36.5	43.0	55.2	64.1	67.2	0.5	1.3	2.4	1.8	0.6
Aged 65-74	32.5	33.4	33.5	35.5	41.7	53.5	0.2	0.0	0.4	1.3	2.3
Aged 75+	22.4	25.2	28.7	30.9	32.6	35.1	0.5	0.7	0.4	0.3	0.5
Family households	201.6	209.9	214.5	215.7	215.2	212.8	1.7	0.9	0.2	(0.1)	(0.5)
Non-family households	59.9	65.9	73.4	80.1	86.2	92.9	1.2	1.5	1.3	1.2	1.3
Owners	193.4	206.2	216.7	223.9	228.9	232.2	2.6	2.1	1.4	1.0	0.7
Single-detached	170.6	182.4	191.8	198.2	202.7	205.6	2.3	1.9	1.3	0.9	0.6
Apartment	2.6	2.8	3.0	3.2	3.3	3.4	0.0	0.0	0.0	0.0	0.0
Other multiple unit	9.0	9.6	10.2	10.7	11.0	11.3	0.1	0.1	0.1	0.1	0.1
Renters	68.1	69.6	71.3	71.9	72.5	73.4	0.3	0.3	0.1	0.1	0.2
Single-detached	15.9	16.0	16.2	16.0	15.9	15.6	0.0	0.0	(0.0)	(0.0)	(0.0)
Apartment	33.7	34.7	36.0	36.8	37.5	38.6	0.2	0.3	0.2	0.2	0.2
Other multiple unit	17.4	17.7	18.0	18.0	18.0	18.1	0.1	0.1	0.0	0.0	0.0
Single-detached	186.5	198.4	208.0	214.3	218.5	221.2	2.4	1.9	1.3	0.9	0.5
Apartment	36.3	37.6	39.0	39.9	40.8	42.0	0.2	0.3	0.2	0.2	0.2
Other multiple unit	26.4	27.3	28.2	28.7	29.0	29.4	0.2	0.2	0.1	0.1	0.1
Moveable dwelling	12.3	12.6	12.8	13.0	13.1	13.0	0.0	0.0	0.0	0.0	(0.0)

Source: The Long Term Housing Outlook; CMHC

NB-CM



Central Migration -- High Household Formation

	Annual Totals ('000)					Average Annual Change ('000)					CH
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	748.5	762.0	761.3	752.4	739.9	727.2	2.7	(0.1)	(1.8)	(2.5)	(2.5)
Aged 0-14	155.0	146.8	135.4	122.8	111.9	104.0	(1.6)	(2.3)	(2.5)	(2.2)	(1.6)
Aged 15-24	117.6	109.9	99.9	93.9	86.8	78.9	(1.5)	(2.0)	(1.2)	(1.4)	(1.6)
Aged 25-34	130.2	121.3	108.7	98.1	89.8	85.6	(1.8)	(2.5)	(2.1)	(1.7)	(0.8)
Aged 35-44	119.1	125.7	127.5	116.3	102.8	94.0	1.3	0.4	(2.2)	(2.7)	(1.8)
Aged 45-54	77.0	99.0	115.4	121.1	122.1	111.3	4.4	3.3	1.1	0.2	(2.2)
Aged 55-64	60.2	63.2	73.3	93.4	108.4	114.1	0.6	2.0	4.0	3.0	1.1
Aged 65-74	51.9	53.3	53.0	55.5	64.5	82.2	0.3	(0.1)	0.5	1.8	3.6
Aged 75+	37.4	42.7	48.2	51.3	53.7	57.0	1.1	1.1	0.6	0.5	0.7
Total households	261.5	275.8	290.2	299.2	305.4	309.9	2.9	2.9	1.8	1.2	0.9
Aged 15-24	12.2	11.8	10.4	9.8	9.1	8.3	(0.1)	(0.3)	(0.1)	(0.1)	(0.2)
Aged 25-34	56.3	49.7	46.3	43.2	39.5	37.6	(1.3)	(0.7)	(0.6)	(0.7)	(0.4)
Aged 35-44	62.0	64.8	64.2	57.9	52.1	48.4	0.6	(0.1)	(1.3)	(1.2)	(0.7)
Aged 45-54	42.0	54.6	63.7	66.5	66.0	59.7	2.5	1.8	0.5	(0.1)	(1.3)
Aged 55-64	34.0	36.5	42.8	54.9	63.8	66.9	0.5	1.3	2.4	1.8	0.6
Aged 65-74	32.5	33.4	33.5	35.4	41.6	53.2	0.2	0.0	0.4	1.2	2.3
Aged 75+	22.4	25.2	29.3	31.6	33.3	35.8	0.5	0.8	0.5	0.3	0.5
Family households	201.6	209.9	215.0	216.2	215.4	212.6	1.7	1.0	0.3	(0.2)	(0.6)
Non-family households	59.9	65.9	75.3	83.0	90.0	97.4	1.2	1.9	1.5	1.4	1.5
Owners	193.4	206.2	217.7	225.6	230.8	234.3	2.6	2.3	1.6	1.0	0.7
Single-detached	170.6	182.4	192.6	199.5	204.1	207.1	2.3	2.1	1.4	0.9	0.6
Apartment	2.6	2.8	3.0	3.2	3.3	3.5	0.0	0.0	0.0	0.0	0.0
Other multiple unit	9.0	9.6	10.3	10.8	11.2	11.5	0.1	0.1	0.1	0.1	0.1
Renters	68.1	69.6	72.5	73.7	74.6	75.7	0.3	0.6	0.2	0.2	0.2
Single-detached	15.9	16.0	16.4	16.3	16.2	16.0	0.0	0.1	(0.0)	(0.0)	(0.0)
Apartment	33.7	34.7	36.7	37.8	38.7	40.0	0.2	0.4	0.2	0.2	0.2
Other multiple unit	17.4	17.7	18.2	18.4	18.5	18.6	0.1	0.1	0.0	0.0	0.0
Single-detached	186.5	198.4	209.0	215.8	220.4	223.1	2.4	2.1	1.4	0.9	0.6
Apartment	36.3	37.6	39.7	41.0	42.1	43.4	0.2	0.4	0.2	0.2	0.3
Other multiple unit	26.4	27.3	28.5	29.2	29.6	30.1	0.2	0.2	0.1	0.1	0.1
Moveable dwelling	12.3	12.6	12.9	13.2	13.3	13.3	0.0	0.1	0.1	0.0	(0.0)

Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)				WL
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	
Total population	748.5	762.0	775.8	786.3	793.1	797.7	2.7	2.8	2.1	2011-2016
Aged 0-14	155.0	146.8	138.0	129.0	121.3	115.7	(1.6)	(1.8)	(1.8)	(1.1)
Aged 15-24	117.6	109.7	102.4	99.0	93.9	87.8	(1.6)	(1.5)	(0.7)	(1.2)
Aged 25-34	130.2	121.3	112.1	105.5	100.0	97.4	(1.8)	(1.8)	(1.3)	(0.5)
Aged 35-44	119.1	125.8	130.2	122.8	112.7	106.8	1.3	0.9	(1.5)	(1.2)
Aged 45-54	77.0	99.1	117.0	125.2	129.7	122.0	4.4	3.6	1.6	(1.5)
Aged 55-64	60.2	63.3	74.1	95.8	113.1	121.5	0.6	2.2	4.3	1.7
Aged 65-74	51.9	53.3	53.5	56.8	67.1	86.9	0.3	0.1	0.7	4.0
Aged 75+	37.4	42.7	48.5	52.2	55.3	59.6	1.1	1.1	0.7	0.9
Total households	261.5	275.9	290.3	303.6	315.5	326.1	2.9	2.9	2.7	2.1
Aged 15-24	12.2	11.8	10.7	10.4	9.9	9.3	(0.1)	(0.2)	(0.1)	(0.1)
Aged 25-34	56.3	49.7	44.4	41.9	39.6	38.6	(1.3)	(1.0)	(0.5)	(0.2)
Aged 35-44	62.0	64.8	65.0	58.9	53.0	50.2	0.6	0.0	(1.2)	(0.5)
Aged 45-54	42.0	54.6	64.5	68.5	69.3	63.3	2.5	2.0	0.8	(1.2)
Aged 55-64	34.0	36.5	43.6	56.9	67.3	71.9	0.5	1.4	2.6	0.9
Aged 65-74	32.5	33.4	33.7	36.4	43.6	56.8	0.2	0.1	0.5	2.6
Aged 75+	22.4	25.2	28.3	30.6	32.7	36.0	0.5	0.6	0.5	0.6
Family households	201.6	210.0	217.8	223.9	228.9	231.8	1.7	1.6	1.2	0.6
Non-family households	59.9	65.9	72.6	79.7	86.6	94.3	1.2	1.3	1.4	1.5
Owners	193.4	206.3	219.0	230.4	240.4	248.8	2.6	2.6	2.3	1.7
Single-detached	170.6	182.4	194.0	204.1	213.0	220.5	2.4	2.3	2.0	1.5
Apartment	2.6	2.8	3.0	3.2	3.4	3.6	0.0	0.0	0.0	0.0
Other multiple unit	9.0	9.6	10.3	10.9	11.5	12.0	0.1	0.1	0.1	0.1
Renters	68.1	69.6	71.3	73.2	75.1	77.2	0.3	0.3	0.4	0.4
Single-detached	15.9	16.0	16.3	16.4	16.6	16.6	0.0	0.0	0.0	0.0
Apartment	33.7	34.7	35.9	37.2	38.6	40.3	0.2	0.2	0.3	0.3
Other multiple unit	17.4	17.7	18.0	18.4	18.7	19.2	0.1	0.1	0.1	0.1
Single-detached	186.5	198.5	210.3	220.6	229.6	237.1	2.4	2.4	2.1	1.5
Apartment	36.3	37.6	38.9	40.4	42.0	43.9	0.2	0.3	0.3	0.4
Other multiple unit	26.4	27.3	28.3	29.3	30.2	31.2	0.2	0.2	0.2	0.2
Moveable dwelling	12.3	12.6	12.9	13.3	13.7	13.9	0.0	0.1	0.1	0.0

Source: The Long Term Housing Outlook; CMHC

NB-WL

Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)					Average Annual Change ('000)					NB-WM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	748.5	762.0	775.8	786.3	793.1	797.7	2.7	2.8	2.1	1.4	0.9
Aged 0-14	155.0	146.8	138.0	129.0	121.3	115.7	(1.6)	(1.8)	(1.8)	(1.5)	(1.1)
Aged 15-24	117.6	109.7	102.4	99.0	93.9	87.8	(1.6)	(1.5)	(0.7)	(1.0)	(1.2)
Aged 25-34	130.2	121.3	112.1	105.5	100.0	97.4	(1.8)	(1.8)	(1.3)	(1.1)	(0.5)
Aged 35-44	119.1	125.8	130.2	122.8	112.7	106.8	1.3	0.9	(1.5)	(2.0)	(1.2)
Aged 45-54	77.0	99.1	117.0	125.2	129.7	122.0	4.4	3.6	1.6	0.9	(1.5)
Aged 55-64	60.2	63.3	74.1	95.8	113.1	121.5	0.6	2.2	4.3	3.5	1.7
Aged 65-74	51.9	53.3	53.5	56.8	67.1	86.9	0.3	0.1	0.7	2.0	4.0
Aged 75+	37.4	42.7	48.5	52.2	55.3	59.6	1.1	1.1	0.7	0.6	0.9
Total households	261.5	275.9	292.8	307.8	320.9	332.6	2.9	3.4	3.0	2.6	2.3
Aged 15-24	12.2	11.8	10.7	10.4	9.9	9.3	(0.1)	(0.2)	(0.1)	(0.1)	(0.1)
Aged 25-34	56.3	49.7	46.1	44.3	42.0	40.9	(1.3)	(0.7)	(0.4)	(0.5)	(0.2)
Aged 35-44	62.0	64.8	65.3	60.1	55.4	53.1	0.6	0.1	(1.0)	(0.9)	(0.5)
Aged 45-54	42.0	54.6	64.6	68.6	69.8	64.5	2.5	2.0	0.8	0.2	(1.0)
Aged 55-64	34.0	36.5	43.5	56.6	66.9	71.5	0.5	1.4	2.6	2.1	0.9
Aged 65-74	32.5	33.4	33.8	36.3	43.4	56.5	0.2	0.1	0.5	1.4	2.6
Aged 75+	22.4	25.2	28.9	31.4	33.5	36.7	0.5	0.7	0.5	0.4	0.6
Family households	201.6	210.0	218.3	224.9	229.9	232.6	1.7	1.7	1.3	1.0	0.6
Non-family households	59.9	65.9	74.5	82.9	91.0	99.9	1.2	1.7	1.7	1.6	1.8
Owners	193.4	206.3	220.2	232.6	243.3	252.3	2.6	2.8	2.5	2.1	1.8
Single-detached	170.6	182.4	194.9	205.8	215.3	223.3	2.4	2.5	2.2	1.9	1.6
Apartment	2.6	2.8	3.1	3.3	3.5	3.7	0.0	0.0	0.0	0.0	0.0
Other multiple unit	9.0	9.6	10.4	11.1	11.7	12.3	0.1	0.1	0.1	0.1	0.1
Renters	68.1	69.6	72.7	75.2	77.7	80.3	0.3	0.6	0.5	0.5	0.5
Single-detached	15.9	16.0	16.5	16.8	17.1	17.2	0.0	0.1	0.1	0.1	0.0
Apartment	33.7	34.7	36.6	38.4	40.1	42.0	0.2	0.4	0.3	0.3	0.4
Other multiple unit	17.4	17.7	18.3	18.8	19.3	19.8	0.1	0.1	0.1	0.1	0.1
Single-detached	186.5	198.5	211.4	222.6	232.4	240.4	2.4	2.6	2.2	1.9	1.6
Apartment	36.3	37.6	39.7	41.7	43.5	45.7	0.2	0.4	0.4	0.4	0.4
Other multiple unit	26.4	27.3	28.7	29.9	31.0	32.1	0.2	0.3	0.2	0.2	0.2
Moveable dwelling	12.3	12.6	13.0	13.6	14.0	14.3	0.0	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook; CMHC

NEW BRUNSWICK

Western Migration -- High Household Formation

WH

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	748.5	762.0	775.8	786.3	793.1	797.7	2.7	2.8	2.1	1.4	0.9
Aged 0-14	155.0	146.8	138.0	129.0	121.3	115.7	(1.6)	(1.8)	(1.8)	(1.5)	(1.1)
Aged 15-24	117.6	109.7	102.4	99.0	93.9	87.8	(1.6)	(1.5)	(0.7)	(1.0)	(1.2)
Aged 25-34	130.2	121.3	112.1	105.5	100.0	97.4	(1.8)	(1.8)	(1.3)	(1.1)	(0.5)
Aged 35-44	119.1	125.8	130.2	122.8	112.7	106.8	1.3	0.9	(1.5)	(2.0)	(1.2)
Aged 45-54	77.0	99.1	117.0	125.2	129.7	122.0	4.4	3.6	1.6	0.9	(1.5)
Aged 55-64	60.2	63.3	74.1	95.8	113.1	121.5	0.6	2.2	4.3	3.5	1.7
Aged 65-74	51.9	53.3	53.5	56.8	67.1	86.9	0.3	0.1	0.7	2.0	4.0
Aged 75+	37.4	42.7	48.5	52.2	55.3	59.6	1.1	1.1	0.7	0.6	0.9
Total households	261.5	275.9	295.2	311.4	325.2	337.4	2.9	3.9	3.2	2.8	2.4
Aged 15-24	12.2	11.8	10.7	10.4	9.9	9.3	(0.1)	(0.2)	(0.1)	(0.1)	(0.1)
Aged 25-34	56.3	49.7	47.7	46.5	44.0	42.8	(1.3)	(0.4)	(0.3)	(0.5)	(0.2)
Aged 35-44	62.0	64.8	65.6	61.1	57.1	55.0	0.6	0.1	(0.9)	(0.8)	(0.4)
Aged 45-54	42.0	54.6	64.6	68.7	70.1	65.4	2.5	2.0	0.8	0.3	(0.9)
Aged 55-64	34.0	36.5	43.3	56.3	66.6	71.2	0.5	1.4	2.6	2.1	0.9
Aged 65-74	32.5	33.4	33.9	36.3	43.2	56.2	0.2	0.1	0.5	1.4	2.6
Aged 75+	22.4	25.2	29.5	32.2	34.3	37.4	0.5	0.9	0.5	0.4	0.6
Family households	201.6	210.0	218.8	225.5	230.2	232.6	1.7	1.8	1.3	1.0	0.5
Non-family households	59.9	65.9	76.4	85.9	95.0	104.8	1.2	2.1	1.9	1.8	2.0
Owners	193.4	206.3	221.2	234.3	245.4	254.6	2.6	3.0	2.6	2.2	1.8
Single-detached	170.6	182.4	195.7	207.1	216.9	225.0	2.4	2.7	2.3	2.0	1.6
Apartment	2.6	2.8	3.1	3.3	3.5	3.8	0.0	0.1	0.0	0.0	0.0
Other multiple unit	9.0	9.6	10.5	11.2	11.9	12.4	0.1	0.2	0.1	0.1	0.1
Renters	68.1	69.6	73.9	77.1	79.9	82.8	0.3	0.9	0.6	0.6	0.6
Single-detached	15.9	16.0	16.7	17.1	17.5	17.6	0.0	0.1	0.1	0.1	0.0
Apartment	33.7	34.7	37.4	39.4	41.4	43.5	0.2	0.5	0.4	0.4	0.4
Other multiple unit	17.4	17.7	18.6	19.3	19.8	20.4	0.1	0.2	0.1	0.1	0.1
Single-detached	186.5	198.5	212.4	224.3	234.4	242.7	2.4	2.8	2.4	2.0	1.7
Apartment	36.3	37.6	40.5	42.8	44.9	47.3	0.2	0.6	0.5	0.4	0.5
Other multiple unit	26.4	27.3	29.1	30.4	31.7	32.8	0.2	0.3	0.3	0.2	0.2
Moveable dwelling	12.3	12.6	13.2	13.9	14.3	14.6	0.0	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook; CMHC



# QUEBEC

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	7,080.6	7,381.3	7,600.1	7,785.6	7,943.2	8,076.5	60.1	43.8	37.1	31.5	26.7
Aged 0-14	1,402.6	1,391.9	1,361.8	1,314.8	1,259.1	1,245.8	(2.1)	(6.0)	(9.4)	(11.1)	(2.7)
Aged 15-24	969.4	978.5	986.8	971.0	985.3	950.9	1.8	1.7	(3.2)	2.9	(6.9)
Aged 25-34	1,300.9	1,160.3	1,025.0	1,035.4	1,047.5	1,037.1	(28.1)	(27.1)	2.1	2.4	(2.1)
Aged 35-44	1,162.5	1,282.9	1,316.5	1,182.2	1,054.1	1,062.5	24.1	6.7	(26.9)	(25.6)	1.7
Aged 45-54	819.3	1,007.5	1,146.0	1,256.7	1,291.8	1,166.5	37.6	27.7	22.1	7.0	(25.1)
Aged 55-64	644.7	665.1	776.5	951.7	1,084.1	1,191.6	4.1	22.3	35.0	26.5	21.5
Aged 65-74	478.9	533.9	550.4	572.0	673.4	828.1	11.0	3.3	4.3	20.3	30.9
Aged 75+	302.2	361.2	437.1	501.9	548.0	594.0	11.8	15.2	13.0	9.2	9.2
Total households	2,701.9	2,864.9	3,021.8	3,165.3	3,292.8	3,407.9	32.6	31.4	28.7	25.5	23.0
Aged 15-24	128.8	104.6	111.0	106.6	108.1	108.6	(4.8)	1.3	(0.9)	0.3	0.1
Aged 25-34	615.8	526.3	443.3	445.8	452.8	447.5	(17.9)	(16.6)	0.5	1.4	(1.1)
Aged 35-44	647.9	713.3	723.4	628.2	543.4	547.0	13.1	2.0	(19.0)	(17.0)	0.7
Aged 45-54	471.7	591.5	679.8	744.7	758.5	667.5	24.0	17.7	13.0	2.8	(18.2)
Aged 55-64	377.2	396.2	473.3	590.1	677.7	744.3	3.8	15.4	23.4	17.5	13.3
Aged 65-74	296.3	333.7	348.3	367.4	440.0	548.1	7.5	2.9	3.8	14.5	21.6
Aged 75+	164.3	199.3	242.8	282.5	312.3	344.8	7.0	8.7	8.0	5.9	6.5
Family households	1,914.2	1,978.3	2,025.4	2,062.2	2,088.3	2,106.0	12.8	9.4	7.4	5.2	3.5
Non-family households	787.8	886.7	996.4	1,103.1	1,204.5	1,302.0	19.8	22.0	21.3	20.3	19.5
Owners	1,496.8	1,608.1	1,691.1	1,760.3	1,816.3	1,858.6	22.3	16.6	13.8	11.2	8.5
Single-detached	1,106.6	1,185.7	1,243.4	1,290.4	1,326.8	1,352.9	15.8	11.6	9.4	7.3	5.2
Apartment	179.0	196.3	210.3	222.4	233.6	243.5	3.5	2.8	2.4	2.2	2.0
Other multiple unit	188.6	202.4	212.8	222.0	229.6	235.4	2.8	2.1	1.8	1.5	1.2
Renters	1,205.2	1,256.8	1,330.7	1,405.0	1,476.5	1,549.3	10.3	14.8	14.9	14.3	14.6
Single-detached	94.6	97.1	101.4	105.7	109.5	113.4	0.5	0.9	0.8	0.8	0.8
Apartment	929.8	973.8	1,034.7	1,095.8	1,155.3	1,216.2	8.8	12.2	12.2	11.9	12.2
Other multiple unit	177.9	183.1	191.7	200.5	208.6	216.6	1.0	1.7	1.8	1.6	1.6
Single-detached	1,201.2	1,282.8	1,344.9	1,396.1	1,436.3	1,466.3	16.3	12.4	10.2	8.0	6.0
Apartment	1,108.8	1,170.1	1,245.0	1,318.2	1,388.9	1,459.7	12.3	15.0	14.6	14.1	14.2
Other multiple unit	366.6	385.5	404.6	422.5	438.2	452.0	3.8	3.8	3.6	3.1	2.8
Moveable dwelling	25.4	26.5	27.3	28.5	29.4	29.9	0.2	0.2	0.2	0.2	0.1

Source: The Long Term Housing Outlook

Source: The Long Term Housing Outlook; CMHC

QUE-CL

QUEBEC

Central Migration -- Medium Household Formation

CM

	Annual Totals ('000)						Average Annual Change ('000)						2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001		2006-2011			
								1996-2001	2001-2006	2006-2011	2011-2016		
Total population	7,080.6	7,381.3	7,600.1	7,785.6	7,943.2	8,076.5	60.1	43.8	37.1	31.5	26.7		
Aged 0-14	1,402.6	1,391.9	1,361.8	1,314.8	1,259.1	1,245.8	(2.1)	(6.0)	(9.4)	(11.1)	(2.7)		
Aged 15-24	969.4	978.5	986.8	971.0	985.3	950.9	1.8	1.7	(3.2)	2.9	(6.9)		
Aged 25-34	1,300.9	1,160.3	1,025.0	1,035.4	1,047.5	1,037.1	(28.1)	(27.1)	2.1	2.4	(2.1)		
Aged 35-44	1,162.5	1,282.9	1,316.5	1,182.2	1,054.1	1,062.5	24.1	6.7	(26.9)	(25.6)	1.7		
Aged 45-54	819.3	1,007.5	1,146.0	1,256.7	1,291.8	1,166.5	37.6	27.7	22.1	7.0	(25.1)		
Aged 55-64	644.7	665.1	776.5	951.7	1,084.1	1,191.6	4.1	22.3	35.0	26.5	21.5		
Aged 65-74	478.9	533.9	550.4	572.0	673.4	828.1	11.0	3.3	4.3	20.3	30.9		
Aged 75+	302.2	361.2	437.1	501.9	548.0	594.0	11.8	15.2	13.0	9.2	9.2		
Total households	2,701.9	2,864.9	3,037.8	3,191.4	3,328.0	3,451.3	32.6	34.6	30.7	27.3	24.7		
Aged 15-24	128.8	104.6	115.9	111.3	112.9	113.4	(4.8)	2.3	(0.9)	0.3	0.1		
Aged 25-34	615.8	526.3	452.4	458.7	466.0	460.5	(17.9)	(14.8)	1.3	1.5	(1.1)		
Aged 35-44	647.9	713.3	723.7	634.4	557.6	564.1	13.1	2.1	(17.9)	(15.4)	1.3		
Aged 45-54	471.7	591.5	679.8	744.6	759.2	673.8	24.0	17.7	13.0	2.9	(17.1)		
Aged 55-64	377.2	396.2	472.9	589.4	676.8	743.3	3.8	15.3	23.3	17.5	13.3		
Aged 65-74	296.3	333.7	348.8	367.9	440.2	548.2	7.5	3.0	3.8	14.5	21.6		
Aged 75+	164.3	199.3	244.3	285.2	315.2	348.0	7.0	9.0	8.2	6.0	6.6		
Family households	1,914.2	1,978.3	2,032.8	2,074.1	2,103.8	2,124.3	12.8	10.9	8.3	5.9	4.1		
Non-family households	787.8	886.7	1,005.0	1,117.4	1,224.2	1,327.0	19.8	23.7	22.5	21.4	20.6		
Owners	1,496.8	1,608.1	1,695.1	1,768.6	1,829.0	1,875.4	22.3	17.4	14.7	12.1	9.3		
Single-detached	1,106.6	1,185.7	1,246.1	1,296.1	1,335.6	1,364.7	15.8	12.1	10.0	7.9	5.8		
Apartment	179.0	196.3	211.0	223.7	235.5	245.9	3.5	2.9	2.6	2.4	2.1		
Other multiple unit	188.6	202.4	213.4	223.1	231.3	237.6	2.8	2.2	1.9	1.6	1.3		
Renters	1,205.2	1,256.8	1,342.7	1,422.8	1,499.0	1,575.9	10.3	17.2	16.0	15.2	15.4		
Single-detached	94.6	97.1	102.3	107.0	111.2	115.3	0.5	1.0	0.9	0.8	0.8		
Apartment	929.8	973.8	1,044.0	1,109.8	1,173.0	1,237.2	8.8	14.0	13.1	12.7	12.8		
Other multiple unit	177.9	183.1	193.5	203.1	211.8	220.3	1.0	2.1	1.9	1.7	1.7		
Single-detached	1,201.2	1,282.8	1,348.4	1,403.1	1,446.7	1,480.0	16.3	13.1	10.9	8.7	6.7		
Apartment	1,108.8	1,170.1	1,255.0	1,333.5	1,408.5	1,483.1	12.3	17.0	15.7	15.0	14.9		
Other multiple unit	366.6	385.5	406.9	426.2	443.0	457.9	3.8	4.3	3.9	3.4	3.0		
Moveable dwelling	25.4	26.5	27.5	28.8	29.7	30.3	0.2	0.2	0.3	0.3	0.3		

Source: The Long Term Housing Outlook; CMHC

QUE-CM

# QUEBEC

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)					Average Annual Change ('000)					CH
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	7,080.6	7,381.3	7,600.1	7,785.6	7,943.2	8,076.5	60.1	43.8	37.1	31.5	26.7
Aged 0-14	1,402.6	1,391.9	1,361.8	1,314.8	1,259.1	1,245.8	(2.1)	(6.0)	(9.4)	(11.1)	(2.7)
Aged 15-24	969.4	978.5	986.8	971.0	985.3	950.9	1.8	1.7	(3.2)	2.9	(6.9)
Aged 25-34	1,300.9	1,160.3	1,025.0	1,035.4	1,047.5	1,037.1	(28.1)	(27.1)	2.1	2.4	(2.1)
Aged 35-44	1,162.5	1,282.9	1,316.5	1,182.2	1,054.1	1,062.5	24.1	6.7	(26.9)	(25.6)	1.7
Aged 45-54	819.3	1,007.5	1,146.0	1,256.7	1,291.8	1,166.5	37.6	27.7	22.1	7.0	(25.1)
Aged 55-64	644.7	665.1	776.5	951.7	1,084.1	1,191.6	4.1	22.3	35.0	26.5	21.5
Aged 65-74	478.9	533.9	550.4	572.0	673.4	828.1	11.0	3.3	4.3	20.3	30.9
Aged 75+	302.2	361.2	437.1	501.9	548.0	594.0	11.8	15.2	13.0	9.2	9.2
Total households	2,701.9	2,864.9	3,053.1	3,214.9	3,357.7	3,486.3	32.6	37.6	32.4	28.6	25.7
Aged 15-24	128.8	104.6	120.8	116.0	117.7	118.2	(4.8)	3.2	(0.9)	0.3	0.1
Aged 25-34	615.8	526.3	460.8	470.0	477.6	471.9	(17.9)	(13.1)	1.8	1.5	(1.1)
Aged 35-44	647.9	713.3	724.1	639.4	568.0	576.0	13.1	2.2	(16.9)	(14.3)	1.6
Aged 45-54	471.7	591.5	679.8	744.6	759.9	678.4	24.0	17.6	13.0	3.1	(16.3)
Aged 55-64	377.2	396.2	472.5	588.6	675.9	742.3	3.8	15.3	23.2	17.5	13.3
Aged 65-74	296.3	333.7	349.3	368.4	440.4	548.4	7.5	3.1	3.8	14.4	21.6
Aged 75+	164.3	199.3	245.8	287.8	318.1	351.2	7.0	9.3	8.4	6.1	6.6
Family households	1,914.2	1,978.3	2,039.8	2,084.2	2,115.7	2,137.1	12.8	12.3	8.9	6.3	4.3
Non-family households	787.8	886.7	1,013.3	1,130.7	1,242.0	1,349.2	19.8	25.3	23.5	22.3	21.4
Owners	1,496.8	1,608.1	1,698.8	1,775.6	1,838.7	1,887.5	22.3	18.1	15.4	12.6	9.8
Single-detached	1,106.6	1,185.7	1,248.6	1,300.8	1,342.1	1,373.0	15.8	12.6	10.4	8.3	6.2
Apartment	179.0	196.3	211.6	224.9	237.1	247.8	3.5	3.1	2.7	2.4	2.1
Other multiple unit	188.6	202.4	213.9	224.1	232.6	239.3	2.8	2.3	2.0	1.7	1.3
Renters	1,205.2	1,256.8	1,354.3	1,439.3	1,519.1	1,598.8	10.3	19.5	17.0	16.0	16.0
Single-detached	94.6	97.1	103.2	108.2	112.6	116.9	0.5	1.2	1.0	0.9	0.9
Apartment	929.8	973.8	1,053.1	1,122.7	1,188.8	1,255.3	8.8	15.9	13.9	13.2	13.3
Other multiple unit	177.9	183.1	195.2	205.4	214.6	223.4	1.0	2.4	2.0	1.8	1.8
Single-detached	1,201.2	1,282.8	1,351.7	1,408.9	1,454.7	1,489.9	16.3	13.8	11.4	9.2	7.0
Apartment	1,108.8	1,170.1	1,264.7	1,347.5	1,425.8	1,503.1	12.3	18.9	16.6	15.7	15.5
Other multiple unit	366.6	385.5	409.1	429.5	447.2	462.7	3.8	4.7	4.1	3.5	3.1
Moveable dwelling	25.4	26.5	27.6	29.0	30.0	30.6	0.2	0.2	0.3	0.2	0.1

Source: The Long Term Housing Outlook; CMHC

QUE-CH



	Annual Totals ('000)					Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011		2011-2016
Total population	7,080.6	7,381.3	7,553.9	7,675.0	7,771.0	7,846.9	60.1	34.5	24.2	19.2	15.2	
Aged 0-14	1,402.6	1,391.6	1,349.6	1,284.8	1,213.6	1,188.4	(2.2)	(8.4)	(13.0)	(14.2)	(5.0)	
Aged 15-24	969.4	978.1	977.6	955.7	962.8	919.5	1.7	(0.1)	(4.4)	1.4	(8.7)	
Aged 25-34	1,300.9	1,159.8	1,010.3	1,003.1	1,004.7	991.0	(28.2)	(29.9)	(1.4)	0.3	(2.8)	
Aged 35-44	1,162.5	1,283.2	1,309.2	1,161.9	1,019.9	1,013.8	24.1	5.2	(29.4)	(28.4)	(1.2)	
Aged 45-54	819.3	1,008.0	1,144.8	1,249.6	1,275.9	1,140.1	37.7	27.4	21.0	5.2	(27.1)	
Aged 55-64	644.7	665.3	776.2	949.9	1,079.5	1,182.2	4.1	22.2	34.7	25.9	20.5	
Aged 65-74	478.9	534.0	549.3	569.0	669.0	821.9	11.0	3.1	4.0	20.0	30.6	
Aged 75+	302.2	361.3	436.9	500.8	545.6	590.1	11.8	15.1	12.8	8.9	8.9	
Total households	2,701.9	2,865.3	3,008.5	3,130.9	3,237.6	3,332.0	32.7	28.6	24.5	21.3	18.9	
Aged 15-24	128.8	104.5	109.5	104.4	105.4	105.0	(4.8)	1.0	(1.0)	0.2	(0.1)	
Aged 25-34	615.8	526.1	437.0	431.9	434.2	427.4	(17.9)	(17.8)	(1.0)	0.5	(1.4)	
Aged 35-44	647.9	713.5	719.4	617.6	525.9	522.0	13.1	1.2	(20.4)	(18.3)	(0.8)	
Aged 45-54	471.7	591.8	679.1	740.6	749.2	652.6	24.0	17.5	12.3	1.7	(19.3)	
Aged 55-64	377.2	396.3	473.2	589.0	674.8	738.4	3.8	15.4	23.2	17.2	12.7	
Aged 65-74	296.3	333.8	347.6	365.5	437.1	544.0	7.5	2.8	3.6	14.3	21.4	
Aged 75+	164.3	199.3	242.7	281.9	310.9	342.6	7.0	8.7	7.9	5.8	6.3	
Family households	1,914.2	1,978.6	2,016.2	2,038.5	2,050.3	2,054.4	12.9	7.5	4.5	2.4	0.8	
Non-family households	787.8	886.7	992.3	1,092.4	1,187.3	1,277.6	19.8	21.1	20.0	19.0	18.1	
Owners	1,496.8	1,608.4	1,684.9	1,743.1	1,787.5	1,818.1	22.3	15.3	11.6	8.9	6.1	
Single-detached	1,106.6	1,185.9	1,238.9	1,277.7	1,305.5	1,323.0	15.9	10.6	7.8	5.6	3.5	
Apartment	179.0	196.3	209.6	220.4	230.2	238.7	3.5	2.7	2.2	2.0	1.7	
Other multiple unit	188.6	202.5	212.0	219.8	225.9	230.3	2.8	1.9	1.5	1.2	0.9	
Renters	1,205.2	1,256.9	1,323.5	1,387.8	1,450.1	1,513.9	10.3	13.3	12.8	12.5	12.8	
Single-detached	94.6	97.1	100.9	104.3	107.5	110.6	0.5	0.7	0.7	0.6	0.6	
Apartment	929.8	973.8	1,029.2	1,082.6	1,135.0	1,188.9	8.8	11.1	10.7	10.5	10.8	
Other multiple unit	177.9	183.1	190.7	198.0	204.7	211.4	1.0	1.5	1.5	1.3	1.3	
Single-detached	1,201.2	1,283.1	1,339.7	1,382.0	1,413.0	1,433.6	16.4	11.3	8.5	6.2	4.1	
Apartment	1,108.8	1,170.2	1,238.8	1,303.0	1,365.2	1,427.6	12.3	13.7	12.8	12.4	12.5	
Other multiple unit	366.6	385.6	402.7	417.7	430.6	441.7	3.8	3.4	3.0	2.6	2.2	
Moveable dwelling	25.4	26.5	27.2	28.2	28.9	29.1	0.2	0.1	0.2	0.1	0.1	

Source: The Long Term Housing Outlook; CMHC

QUE-WL



# QUEBEC

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	7,080.6	7,381.3	7,553.9	7,675.0	7,771.0	7,846.9	60.1	34.5	24.2	19.2	15.2
Aged 0-14	1,402.6	1,391.6	1,349.6	1,284.8	1,213.6	1,188.4	(2.2)	(8.4)	(13.0)	(14.2)	(5.0)
Aged 15-24	969.4	978.1	977.6	955.7	962.8	919.5	1.7	(0.1)	(4.4)	1.4	(8.7)
Aged 25-34	1,300.9	1,159.8	1,010.3	1,003.1	1,004.7	991.0	(28.2)	(29.9)	(1.4)	0.3	(2.8)
Aged 35-44	1,162.5	1,283.2	1,309.2	1,161.9	1,019.9	1,013.8	24.1	5.2	(29.4)	(28.4)	(1.2)
Aged 45-54	819.3	1,008.0	1,144.8	1,249.6	1,275.9	1,140.1	37.7	27.4	21.0	5.2	(27.1)
Aged 55-64	644.7	665.3	776.2	949.9	1,079.5	1,182.2	4.1	22.2	34.7	25.9	20.5
Aged 65-74	478.9	534.0	549.3	569.0	669.0	821.9	11.0	3.1	4.0	20.0	30.6
Aged 75+	302.2	361.3	436.9	500.8	545.6	590.1	11.8	15.1	12.8	8.9	8.9
Total households	2,701.9	2,865.3	3,024.2	3,156.4	3,271.7	3,373.7	32.7	31.8	26.4	23.1	20.4
Aged 15-24	128.8	104.5	114.4	109.0	110.1	109.6	(4.8)	2.0	(1.1)	0.2	(0.1)
Aged 25-34	615.8	526.1	446.0	444.4	446.9	439.8	(17.9)	(16.0)	(0.3)	0.5	(1.4)
Aged 35-44	647.9	713.5	719.8	623.6	539.6	538.3	13.1	1.3	(19.2)	(16.8)	(0.3)
Aged 45-54	471.7	591.8	679.0	740.5	749.9	658.7	24.0	17.5	12.3	1.9	(18.2)
Aged 55-64	377.2	396.3	472.7	588.3	673.9	737.4	3.8	15.3	23.1	17.1	12.7
Aged 65-74	296.3	333.8	348.1	365.9	437.3	544.1	7.5	2.9	3.6	14.3	21.4
Aged 75+	164.3	199.3	244.2	284.6	313.8	345.7	7.0	9.0	8.1	5.8	6.4
Family households	1,914.2	1,978.6	2,023.4	2,049.9	2,065.1	2,071.6	12.9	9.0	5.3	3.0	1.3
Non-family households	787.8	886.7	1,000.7	1,106.5	1,206.5	1,302.1	19.8	22.8	21.1	20.0	19.1
Owners	1,496.8	1,608.4	1,688.8	1,751.2	1,799.6	1,834.0	22.3	16.1	12.5	9.7	6.9
Single-detached	1,106.6	1,185.9	1,241.5	1,283.2	1,313.9	1,334.1	15.9	11.1	8.3	6.1	4.1
Apartment	179.0	196.3	210.3	221.7	232.1	241.0	3.5	2.8	2.3	2.1	1.8
Other multiple unit	188.6	202.5	212.6	220.9	227.5	232.4	2.8	2.0	1.7	1.3	1.0
Renters	1,205.2	1,256.9	1,335.4	1,405.2	1,472.0	1,539.6	10.3	15.7	14.0	13.4	13.5
Single-detached	94.6	97.1	101.7	105.6	109.0	112.4	0.5	0.9	0.8	0.7	0.7
Apartment	929.8	973.8	1,038.4	1,096.2	1,152.2	1,209.2	8.8	12.9	11.6	11.2	11.4
Other multiple unit	177.9	183.1	192.4	200.4	207.8	214.9	1.0	1.9	1.6	1.5	1.4
Single-detached	1,201.2	1,283.1	1,343.2	1,388.8	1,422.9	1,446.6	16.4	12.0	9.1	6.8	4.7
Apartment	1,108.8	1,170.2	1,248.7	1,317.9	1,384.3	1,450.2	12.3	15.7	13.9	13.3	13.2
Other multiple unit	366.6	385.6	405.0	421.3	435.3	447.3	3.8	3.9	3.3	2.8	2.4
Moveable dwelling	25.4	26.5	27.4	28.4	29.2	29.5	0.2	0.2	0.2	0.2	0.1

Source: The Long Term Housing Outlook: CMHC

Source: The Long Term Housing Outlook; CMHC

QUE-WM

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	7,080.6	7,381.3	7,553.9	7,675.0	7,771.0	7,846.9	60.1	34.5	24.2	19.2	15.2
Aged 0-14	1,402.6	1,391.6	1,349.6	1,284.8	1,213.6	1,188.4	(2.2)	(8.4)	(13.0)	(14.2)	(5.0)
Aged 15-24	969.4	978.1	977.6	955.7	962.8	919.5	1.7	(0.1)	(4.4)	1.4	(8.7)
Aged 25-34	1,300.9	1,159.8	1,010.3	1,003.1	1,004.7	991.0	(28.2)	(29.9)	(1.4)	0.3	(2.8)
Aged 35-44	1,162.5	1,283.2	1,309.2	1,161.9	1,019.9	1,013.8	24.1	5.2	(29.4)	(28.4)	(1.2)
Aged 45-54	819.3	1,008.0	1,144.8	1,249.6	1,275.9	1,140.1	37.7	27.4	21.0	5.2	(27.1)
Aged 55-64	644.7	665.3	776.2	949.9	1,079.5	1,182.2	4.1	22.2	34.7	25.9	20.5
Aged 65-74	478.9	534.0	549.3	569.0	669.0	821.9	11.0	3.1	4.0	20.0	30.6
Aged 75+	302.2	361.3	436.9	500.8	545.6	590.1	11.8	15.1	12.8	8.9	8.9
Total households	2,701.9	2,865.3	3,039.3	3,179.3	3,300.4	3,407.3	32.7	34.8	28.0	24.2	21.4
Aged 15-24	128.8	104.5	119.2	113.7	114.8	114.2	(4.8)	2.9	(1.1)	0.2	(0.1)
Aged 25-34	615.8	526.1	454.3	455.4	458.0	450.7	(17.9)	(14.3)	0.2	0.5	(1.5)
Aged 35-44	647.9	713.5	720.2	628.6	549.7	549.6	13.1	1.3	(18.3)	(15.8)	(0.0)
Aged 45-54	471.7	591.8	679.0	740.4	750.6	663.2	24.0	17.4	12.3	2.0	(17.5)
Aged 55-64	377.2	396.3	472.3	587.5	673.1	736.4	3.8	15.2	23.0	17.1	12.7
Aged 65-74	296.3	333.8	348.5	366.4	437.6	544.3	7.5	3.0	3.6	14.2	21.3
Aged 75+	164.3	199.3	245.7	287.2	316.7	348.9	7.0	9.3	8.3	5.9	6.4
Family households	1,914.2	1,978.6	2,030.3	2,059.6	2,076.4	2,083.5	12.9	10.4	5.9	3.4	1.4
Non-family households	787.8	886.7	1,009.0	1,119.6	1,224.0	1,323.8	19.8	24.5	22.1	20.9	20.0
Owners	1,496.8	1,608.4	1,692.5	1,757.9	1,808.9	1,845.5	22.3	16.8	13.1	10.2	7.3
Single-detached	1,106.6	1,185.9	1,243.9	1,287.7	1,320.1	1,342.0	15.9	11.6	8.8	6.5	4.4
Apartment	179.0	196.3	210.9	222.8	233.6	242.8	3.5	2.9	2.4	2.2	1.8
Other multiple unit	188.6	202.5	213.1	221.8	228.8	234.0	2.8	2.1	1.7	1.4	1.0
Renters	1,205.2	1,256.9	1,346.9	1,421.3	1,491.5	1,561.8	10.3	18.0	14.9	14.0	14.1
Single-detached	94.6	97.1	102.6	106.7	110.4	114.0	0.5	1.1	0.8	0.7	0.7
Apartment	929.8	973.8	1,047.4	1,108.9	1,167.6	1,226.8	8.8	14.7	12.3	11.7	11.8
Other multiple unit	177.9	183.1	194.0	202.7	210.5	218.0	1.0	2.2	1.7	1.6	1.5
Single-detached	1,201.2	1,283.1	1,346.5	1,394.4	1,430.5	1,456.0	16.4	12.7	9.6	7.2	5.1
Apartment	1,108.8	1,170.2	1,258.2	1,331.7	1,401.1	1,469.6	12.3	17.6	14.7	13.9	13.7
Other multiple unit	366.6	385.6	407.1	424.5	439.3	451.9	3.8	4.3	3.5	3.0	2.5
Moveable dwelling	25.4	26.5	27.5	28.6	29.4	29.8	0.2	0.2	0.2	0.2	0.1

# ONTARIO

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)					CL
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	10,471.5	11,262.4	12,130.3	12,996.1	13,862.6	14,724.6	158.2	173.6	173.1	173.3	172.4
Aged 0-14	2,119.0	2,260.5	2,338.2	2,366.0	2,396.7	2,479.8	28.3	15.5	5.6	6.1	16.6
Aged 15-24	1,516.1	1,478.8	1,587.7	1,729.2	1,821.6	1,845.7	(7.4)	21.8	28.3	18.5	4.8
Aged 25-34	1,941.5	1,884.1	1,768.4	1,794.2	1,918.7	2,056.8	(11.5)	(23.2)	5.2	24.9	27.6
Aged 35-44	1,649.7	1,870.8	2,100.5	2,087.2	1,988.2	2,019.6	44.2	45.9	(2.7)	(19.8)	6.3
Aged 45-54	1,120.3	1,420.3	1,692.1	1,931.1	2,158.6	2,147.3	60.0	54.4	47.8	45.5	(2.3)
Aged 55-64	922.3	966.0	1,109.9	1,405.1	1,673.6	1,911.4	8.7	28.8	59.0	53.7	47.6
Aged 65-74	724.8	813.6	839.2	884.1	1,024.5	1,298.7	17.8	5.1	9.0	28.1	54.8
Aged 75+	477.7	568.2	694.4	799.2	880.6	965.4	18.1	25.2	21.0	16.3	17.0
Total households	3,762.0	3,997.8	4,266.4	4,577.4	4,904.3	5,238.1	47.2	53.7	62.2	65.4	66.8
Aged 15-24	160.7	133.0	124.5	137.1	146.2	150.5	(5.5)	(1.7)	2.5	1.8	0.9
Aged 25-34	853.5	756.9	661.2	643.2	686.8	736.7	(19.3)	(19.1)	(3.6)	8.7	10.0
Aged 35-44	875.4	954.4	1,014.6	951.9	862.5	852.3	15.8	12.0	(12.5)	(17.9)	(2.0)
Aged 45-54	623.0	781.3	920.8	1,029.3	1,102.9	1,050.3	31.6	27.9	21.7	14.7	(10.5)
Aged 55-64	524.5	548.2	635.2	805.1	951.4	1,069.2	4.8	17.4	34.0	29.3	23.5
Aged 65-74	441.9	493.7	517.3	549.3	640.2	811.8	10.4	4.7	6.4	18.2	34.3
Aged 75+	282.8	330.2	392.8	461.6	514.4	567.3	9.5	12.5	13.7	10.6	10.6
Family households	2,757.5	2,909.6	3,063.2	3,235.1	3,407.7	3,576.7	30.4	30.7	34.4	34.5	33.8
Non-family households	1,004.4	1,088.2	1,203.1	1,342.3	1,496.5	1,661.4	16.8	23.0	27.8	30.9	33.0
Owners	2,384.8	2,585.2	2,792.6	3,005.8	3,219.0	3,432.3	40.1	41.5	42.6	42.6	42.7
Single-detached	1,944.0	2,110.3	2,280.9	2,453.0	2,623.1	2,794.1	33.3	34.1	34.4	34.0	34.2
Apartment	125.3	137.2	150.0	164.4	180.3	197.6	2.4	2.6	2.9	3.2	3.5
Other multiple unit	297.6	318.4	341.0	365.9	391.1	414.1	4.2	4.5	5.0	5.0	4.6
Renters	1,377.1	1,412.6	1,473.7	1,571.6	1,685.3	1,805.8	7.1	12.2	19.6	22.7	24.1
Single-detached	211.9	213.3	218.0	228.4	240.8	253.1	0.3	0.9	2.1	2.5	2.5
Apartment	886.9	920.8	972.3	1,046.6	1,131.9	1,224.9	6.8	10.3	14.9	17.1	18.6
Other multiple unit	275.3	275.5	280.4	293.4	309.2	324.1	0.0	1.0	2.6	3.2	3.0
Single-detached	2,155.9	2,323.6	2,498.9	2,681.4	2,863.9	3,047.1	33.5	35.1	36.5	36.5	36.7
Apartment	1,012.2	1,058.0	1,122.3	1,210.9	1,312.2	1,422.5	9.2	12.9	17.7	20.2	22.1
Other multiple unit	572.9	593.9	621.4	659.3	700.3	738.3	4.2	5.5	7.6	8.2	7.6
Moveable dwelling	20.9	22.3	23.8	25.7	27.9	30.2	0.3	0.3	0.4	0.4	0.5

Source: The Long Term Housing Outlook; CMHC

ONT-CL



	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	10,471.5	11,262.4	12,130.3	12,996.1	13,862.6	14,724.6	158.2	173.6	173.1	173.3	172.4
Aged 0-14	2,119.0	2,260.5	2,338.2	2,366.0	2,396.7	2,479.8	28.3	15.5	5.6	6.1	16.6
Aged 15-24	1,516.1	1,478.8	1,587.7	1,729.2	1,821.6	1,845.7	(7.4)	21.8	28.3	18.5	4.8
Aged 25-34	1,941.5	1,884.1	1,768.4	1,794.2	1,918.7	2,056.8	(11.5)	(23.2)	5.2	24.9	27.6
Aged 35-44	1,649.7	1,870.8	2,100.5	2,087.2	1,988.2	2,019.6	44.2	45.9	(2.7)	(19.8)	6.3
Aged 45-54	1,120.3	1,420.3	1,692.1	1,931.1	2,158.6	2,147.3	60.0	54.4	47.8	45.5	(2.3)
Aged 55-64	922.3	966.0	1,109.9	1,405.1	1,673.6	1,911.4	8.7	28.8	59.0	53.7	47.6
Aged 65-74	724.8	813.6	839.2	884.1	1,024.5	1,298.7	17.8	5.1	9.0	28.1	54.8
Aged 75+	477.7	568.2	694.4	799.2	880.6	965.4	18.1	25.2	21.0	16.3	17.0
Total households	3,762.0	3,997.8	4,323.5	4,677.4	5,046.9	5,422.4	47.2	65.1	70.8	73.9	75.1
Aged 15-24	160.7	133.0	140.7	154.8	165.1	170.0	(5.5)	1.5	2.8	2.0	1.0
Aged 25-34	853.5	756.9	697.3	705.8	753.6	808.4	(19.3)	(11.9)	1.7	9.6	11.0
Aged 35-44	875.4	954.4	1,022.2	977.1	921.3	935.3	15.8	13.5	(9.0)	(11.1)	2.8
Aged 45-54	623.0	781.3	921.0	1,031.8	1,114.8	1,078.1	31.6	27.9	22.2	16.6	(7.3)
Aged 55-64	524.5	548.2	633.0	801.7	947.4	1,066.4	4.8	17.0	33.7	29.1	23.8
Aged 65-74	441.9	493.7	514.9	544.2	632.7	801.9	10.4	4.2	5.9	17.7	33.8
Aged 75+	282.8	330.2	394.4	462.0	512.0	562.4	9.5	12.8	13.5	10.0	10.1
Family households	2,757.5	2,909.6	3,098.9	3,301.0	3,503.0	3,700.0	30.4	37.9	40.4	40.4	39.4
Non-family households	1,004.4	1,088.2	1,224.6	1,376.4	1,543.9	1,722.4	16.8	27.3	30.4	33.5	35.7
Owners	2,384.8	2,585.2	2,811.7	3,047.3	3,285.3	3,524.9	40.1	45.3	47.1	47.6	47.9
Single-detached	1,944.0	2,110.3	2,295.3	2,484.9	2,675.0	2,867.2	33.3	37.0	37.9	38.0	38.4
Apartment	125.3	137.2	151.1	166.8	183.9	202.4	2.4	2.8	3.1	3.4	3.7
Other multiple unit	297.6	318.4	344.2	372.8	401.4	428.0	4.2	5.2	5.7	5.7	5.3
Renters	1,377.1	1,412.6	1,511.8	1,630.1	1,761.5	1,897.6	7.1	19.9	23.6	26.3	27.2
Single-detached	211.9	213.3	224.2	237.9	253.2	267.8	0.3	2.2	2.7	3.1	2.9
Apartment	886.9	920.8	995.7	1,082.4	1,178.8	1,281.8	6.8	15.0	17.3	19.3	20.6
Other multiple unit	275.3	275.5	288.9	306.5	326.0	344.1	0.0	2.7	3.5	3.9	3.6
Single-detached	2,155.9	2,323.6	2,519.5	2,722.8	2,928.2	3,135.0	33.5	39.2	40.7	41.1	41.4
Apartment	1,012.2	1,058.0	1,146.8	1,249.1	1,362.7	1,484.2	9.2	17.8	20.5	22.7	24.3
Other multiple unit	572.9	593.9	633.1	679.2	727.4	772.1	4.2	7.8	9.2	9.6	8.9
Moveable dwelling	20.9	22.3	24.1	26.3	28.6	31.1	0.3	0.4	0.4	0.5	0.5



# ONTARIO

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)					Average Annual Change ('000)					CH
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	10,471.5	11,262.4	12,130.3	12,996.1	13,862.6	14,724.6	158.2	173.6	173.1	173.3	172.4
Aged 0-14	2,119.0	2,260.5	2,338.2	2,366.0	2,396.7	2,479.8	28.3	15.5	5.6	6.1	16.6
Aged 15-24	1,516.1	1,478.8	1,587.7	1,729.2	1,821.6	1,845.7	(7.4)	21.8	28.3	18.5	4.8
Aged 25-34	1,941.5	1,884.1	1,768.4	1,794.2	1,918.7	2,056.8	(11.5)	(23.2)	5.2	24.9	27.6
Aged 35-44	1,649.7	1,870.8	2,100.5	2,087.2	1,988.2	2,019.6	44.2	45.9	(2.7)	(19.8)	6.3
Aged 45-54	1,120.3	1,420.3	1,692.1	1,931.1	2,158.6	2,147.3	60.0	54.4	47.8	45.5	(2.3)
Aged 55-64	922.3	966.0	1,109.9	1,405.1	1,673.6	1,911.4	8.7	28.8	59.0	53.7	47.6
Aged 65-74	724.8	813.6	839.2	884.1	1,024.5	1,298.7	17.8	5.1	9.0	28.1	54.8
Aged 75+	477.7	568.2	694.4	799.2	880.6	965.4	18.1	25.2	21.0	16.3	17.0
Total households	3,762.0	3,997.8	4,357.8	4,733.4	5,121.5	5,514.3	47.2	72.0	75.1	77.6	78.6
Aged 15-24	160.7	133.0	149.4	164.4	175.3	180.5	(5.5)	3.3	3.0	2.2	1.0
Aged 25-34	853.5	756.9	718.5	737.4	787.3	844.6	(19.3)	(7.7)	3.8	10.0	11.5
Aged 35-44	875.4	954.4	1,029.2	997.6	955.6	976.8	15.8	15.0	(6.3)	(8.4)	4.2
Aged 45-54	623.0	781.3	921.3	1,034.1	1,125.2	1,099.6	31.6	28.0	22.6	18.2	(5.1)
Aged 55-64	524.5	548.2	630.9	798.3	943.4	1,063.5	4.8	16.5	33.5	29.0	24.0
Aged 65-74	441.9	493.7	512.6	539.2	625.2	791.9	10.4	3.8	5.3	17.2	33.3
Aged 75+	282.8	330.2	396.0	462.4	509.6	557.4	9.5	13.2	13.3	9.4	9.6
Family households	2,757.5	2,909.6	3,120.5	3,338.6	3,554.1	3,762.8	30.4	42.2	43.6	43.1	41.8
Non-family households	1,004.4	1,088.2	1,237.3	1,394.8	1,567.4	1,751.5	16.8	29.8	31.5	34.5	36.8
Owners	2,384.8	2,585.2	2,823.7	3,071.2	3,320.3	3,570.7	40.1	47.7	49.5	49.8	50.1
Single-detached	1,944.0	2,110.3	2,304.4	2,503.3	2,702.4	2,903.4	33.3	38.8	39.8	39.8	40.2
Apartment	125.3	137.2	151.9	168.1	185.6	204.6	2.4	2.9	3.2	3.5	3.8
Other multiple unit	297.6	318.4	346.3	376.7	406.9	435.1	4.2	5.6	6.1	6.0	5.6
Renters	1,377.1	1,412.6	1,534.1	1,662.2	1,801.2	1,943.5	7.1	24.3	25.6	27.8	28.5
Single-detached	211.9	213.3	227.8	243.2	259.7	275.4	0.3	2.9	3.1	3.3	3.1
Apartment	886.9	920.8	1,009.3	1,101.9	1,202.9	1,309.8	6.8	17.7	18.5	20.2	21.4
Other multiple unit	275.3	275.5	293.8	313.7	334.9	354.4	0.0	3.7	4.0	4.2	3.9
Single-detached	2,155.9	2,323.6	2,532.2	2,746.5	2,962.2	3,178.8	33.5	41.7	42.9	43.1	43.3
Apartment	1,012.2	1,058.0	1,161.2	1,270.0	1,388.5	1,514.4	9.2	20.6	21.8	23.7	25.2
Other multiple unit	572.9	593.9	640.1	690.4	741.8	789.5	4.2	9.2	10.1	10.3	9.5
Moveable dwelling	20.9	22.3	24.3	26.6	29.0	31.6	0.3	0.4	0.5	0.5	0.5

Source: The Long Term Housing Outlook; CMHC

ONT-CH



# ONTARIO

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)					Average Annual Change ('000)					WM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	10,471.5	11,262.4	12,021.5	12,747.4	13,462.5	14,169.7	158.2	151.8	145.2	143.0	141.5
Aged 0-14	2,119.0	2,259.7	2,311.1	2,309.6	2,312.3	2,368.6	28.2	10.3	(0.3)	0.5	11.3
Aged 15-24	1,516.1	1,480.3	1,573.6	1,693.5	1,764.8	1,771.0	(7.2)	18.7	24.0	14.3	1.2
Aged 25-34	1,941.5	1,884.4	1,745.2	1,748.6	1,850.5	1,965.1	(11.4)	(27.8)	0.7	20.4	22.9
Aged 35-44	1,649.7	1,870.0	2,076.7	2,034.8	1,911.3	1,921.3	44.1	41.3	(8.4)	(24.7)	2.0
Aged 45-54	1,120.3	1,419.9	1,679.9	1,897.5	2,096.7	2,060.3	59.9	52.0	43.5	39.8	(7.3)
Aged 55-64	922.3	965.9	1,104.2	1,388.8	1,640.7	1,855.1	8.7	27.7	56.9	50.4	42.9
Aged 65-74	724.8	813.7	837.3	878.0	1,011.1	1,272.9	17.8	4.7	8.1	26.6	52.4
Aged 75+	477.7	568.4	693.6	796.5	875.1	955.4	18.1	25.0	20.6	15.7	16.1
Total households	3,762.0	3,997.6	4,290.2	4,599.4	4,917.4	5,237.5	47.1	58.5	61.9	63.6	64.0
Aged 15-24	160.7	133.2	139.5	151.8	160.1	163.4	(5.5)	1.3	2.5	1.7	0.7
Aged 25-34	853.5	757.0	688.1	687.7	726.7	772.3	(19.3)	(13.8)	(0.1)	7.8	9.1
Aged 35-44	875.4	954.0	1,010.6	952.6	885.7	889.8	15.7	11.3	(11.6)	(13.4)	0.8
Aged 45-54	623.0	781.1	914.4	1,013.9	1,082.9	1,034.5	31.6	26.7	19.9	13.8	(9.7)
Aged 55-64	524.5	548.2	629.8	792.4	928.8	1,035.1	4.7	16.3	32.5	27.3	21.3
Aged 65-74	441.9	493.8	513.8	540.5	624.4	785.9	10.4	4.0	5.3	16.8	32.3
Aged 75+	282.8	330.3	394.0	460.5	508.8	556.5	9.5	12.7	13.3	9.7	9.6
Family households	2,757.5	2,909.3	3,073.7	3,242.7	3,407.9	3,566.4	30.3	32.9	33.8	33.0	31.7
Non-family households	1,004.4	1,088.3	1,216.5	1,356.7	1,509.5	1,671.0	16.8	25.6	28.0	30.6	32.3
Owners	2,384.8	2,584.9	2,791.0	2,998.2	3,203.1	3,406.4	40.0	41.2	41.5	41.0	40.7
Single-detached	1,944.0	2,110.1	2,278.5	2,445.0	2,608.2	2,770.9	33.2	33.7	33.3	32.6	32.5
Apartment	125.3	137.1	150.2	164.3	179.7	196.2	2.4	2.6	2.8	3.1	3.3
Other multiple unit	297.6	318.4	341.5	366.4	390.8	412.8	4.2	4.6	5.0	4.9	4.4
Renters	1,377.1	1,412.6	1,499.2	1,601.2	1,714.4	1,831.1	7.1	17.3	20.4	22.6	23.4
Single-detached	211.9	213.3	222.1	233.3	245.7	257.6	0.3	1.8	2.2	2.5	2.4
Apartment	886.9	920.9	987.9	1,064.3	1,148.9	1,239.1	6.8	13.4	15.3	16.9	18.0
Other multiple unit	275.3	275.5	286.2	300.4	316.2	330.7	0.0	2.1	2.8	3.2	2.9
Single-detached	2,155.9	2,323.4	2,500.6	2,678.2	2,853.9	3,028.5	33.5	35.4	35.5	35.1	34.9
Apartment	1,012.2	1,058.0	1,138.0	1,228.6	1,328.6	1,435.3	9.2	16.0	18.1	20.0	21.4
Other multiple unit	572.9	593.9	627.6	666.7	707.0	743.5	4.2	6.8	7.8	8.1	7.3
Moveable dwelling	20.9	22.3	23.9	25.8	27.9	30.1	0.3	0.3	0.4	0.4	0.4

Source: The Long Term Housing Outlook; CMHC

ONT-WM



# ONTARIO

## Western Migration -- High Household Formation

## WH

[illegible]



Central Migration -- Low Household Formation

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	1,112.5	1,143.4	1,175.0	1,206.8	1,236.6	1,264.1	6.2	6.3	6.4	6.0	5.5
Aged 0-14	243.0	246.3	242.7	236.9	233.4	233.5	0.7	(0.7)	(1.1)	(0.7)	0.0
Aged 15-24	164.7	159.7	160.4	165.5	165.0	159.7	(1.0)	0.1	1.0	(0.1)	(1.0)
Aged 25-34	190.1	175.3	163.7	162.4	165.2	169.5	(3.0)	(2.3)	(0.2)	0.5	0.9
Aged 35-44	164.8	179.4	186.7	175.2	164.0	162.6	2.9	1.5	(2.3)	(2.2)	(0.3)
Aged 45-54	109.8	134.7	157.8	173.7	181.3	170.4	5.0	4.6	3.2	1.5	(2.2)
Aged 55-64	92.6	92.3	103.3	127.7	150.1	165.6	(0.0)	2.2	4.9	4.5	3.1
Aged 65-74	83.1	83.2	80.1	81.1	91.5	113.6	0.0	(0.6)	0.2	2.1	4.4
Aged 75+	64.4	72.4	80.3	84.1	86.1	89.2	1.6	1.6	0.8	0.4	0.6
Total households	412.2	424.1	439.8	457.6	476.1	493.5	2.4	3.1	3.6	3.7	3.5
Aged 15-24	23.3	22.8	22.3	23.3	23.5	22.9	(0.1)	(0.1)	0.2	0.1	(0.1)
Aged 25-34	90.2	75.9	68.0	68.7	69.7	71.6	(2.9)	(1.6)	0.1	0.2	0.4
Aged 35-44	89.1	96.1	97.0	85.6	77.9	78.2	1.4	0.2	(2.3)	(1.5)	0.1
Aged 45-54	61.0	76.1	89.5	97.8	99.7	89.5	3.0	2.7	1.7	0.4	(2.1)
Aged 55-64	53.2	53.8	60.9	76.2	89.8	98.6	0.1	1.4	3.1	2.7	1.8
Aged 65-74	52.7	52.8	51.5	52.6	59.9	74.9	0.0	(0.3)	0.2	1.5	3.0
Aged 75+	42.7	46.6	50.6	53.4	55.5	57.8	0.8	0.8	0.6	0.4	0.5
Family households	287.6	294.7	302.5	311.6	320.4	327.6	1.4	1.6	1.8	1.7	1.4
Non-family households	124.5	129.4	137.2	145.9	155.7	165.9	1.0	1.6	1.7	2.0	2.0
Owners	275.0	286.6	298.5	311.5	324.8	337.2	2.3	2.4	2.6	2.6	2.5
Single-detached	249.7	260.5	271.4	283.0	295.0	306.2	2.2	2.2	2.3	2.4	2.3
Apartment	6.0	6.3	6.6	7.0	7.4	7.9	0.1	0.1	0.1	0.1	0.1
Other multiple unit	12.3	12.8	13.3	14.0	14.6	15.0	0.1	0.1	0.1	0.1	0.1
Renters	137.2	137.5	141.2	146.0	151.3	156.3	0.1	0.7	1.0	1.1	1.0
Single-detached	28.7	28.3	28.7	29.4	30.1	30.4	(0.1)	0.1	0.1	0.1	0.1
Apartment	84.5	85.4	88.3	91.8	95.7	99.9	0.2	0.6	0.7	0.8	0.8
Other multiple unit	22.9	22.7	23.2	23.8	24.4	25.0	(0.0)	0.1	0.1	0.1	0.1
Single-detached	278.4	288.9	300.2	312.5	325.0	336.7	2.1	2.3	2.5	2.5	2.3
Apartment	90.5	91.6	94.8	98.8	103.1	107.8	0.2	0.6	0.8	0.9	0.9
Other multiple unit	35.2	35.5	36.5	37.8	39.0	39.9	0.1	0.2	0.3	0.2	0.2
Moveable dwelling	8.1	8.1	8.3	8.6	8.9	9.2	0.0	0.0	0.1	0.1	0.1

Source: The Long Term Housing Outlook: CMHC

Source: The Long Term Housing Outlook; CMHC

	Annual Totals ('000)						Average Annual Change ('000)							
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001				2006-2011		2011-2016
								1996-2001	2001-2006	2006-2011	2011-2016			
Total population	1,112.5	1,143.4	1,175.0	1,206.8	1,236.6	1,264.1	6.2	6.3	6.4	6.0	5.5			
Aged 0-14	243.0	246.3	242.7	236.9	233.4	233.5	0.7	(0.7)	(1.1)	(0.7)	0.0			
Aged 15-24	164.7	159.7	160.4	165.5	165.0	159.7	(1.0)	0.1	1.0	(0.1)	(1.0)			
Aged 25-34	190.1	175.3	163.7	162.4	165.2	169.5	(3.0)	(2.3)	(0.2)	0.5	0.9			
Aged 35-44	164.8	179.4	186.7	175.2	164.0	162.6	2.9	1.5	(2.3)	(2.2)	(0.3)			
Aged 45-54	109.8	134.7	157.8	173.7	181.3	170.4	5.0	4.6	3.2	1.5	(2.2)			
Aged 55-64	92.6	92.3	103.3	127.7	150.1	165.6	(0.0)	2.2	4.9	4.5	3.1			
Aged 65-74	83.1	83.2	80.1	81.1	91.5	113.6	0.0	(0.6)	0.2	2.1	4.4			
Aged 75+	64.4	72.4	80.3	84.1	86.1	89.2	1.6	1.6	0.8	0.4	0.6			
Total households	412.2	424.1	443.6	464.0	484.8	504.2	2.4	3.9	4.1	4.2	3.9			
Aged 15-24	23.3	22.8	22.3	23.3	23.5	22.9	(0.1)	(0.1)	0.2	0.1	(0.1)			
Aged 25-34	90.2	75.9	70.3	71.8	72.9	74.9	(2.9)	(1.1)	0.3	0.2	0.4			
Aged 35-44	89.1	96.1	97.5	87.4	81.5	82.2	1.4	0.3	(2.0)	(1.2)	0.1			
Aged 45-54	61.0	76.1	89.5	98.1	100.5	91.5	3.0	2.7	1.7	0.5	(1.8)			
Aged 55-64	53.2	53.8	60.8	76.1	89.7	98.7	0.1	1.4	3.1	2.7	1.8			
Aged 65-74	52.7	52.8	51.5	52.7	59.9	74.9	0.0	(0.3)	0.2	1.4	3.0			
Aged 75+	42.7	46.6	51.7	54.6	56.8	59.1	0.8	1.0	0.6	0.4	0.5			
Family households	287.6	294.7	303.0	312.3	321.1	328.2	1.4	1.7	1.9	1.8	1.4			
Non-family households	124.5	129.4	140.6	151.7	163.7	175.9	1.0	2.2	2.2	2.4	2.5			
Owners	275.0	286.6	300.1	314.2	328.5	341.9	2.3	2.7	2.8	2.9	2.7			
Single-detached	249.7	260.5	272.7	285.3	298.1	310.2	2.2	2.4	2.5	2.6	2.4			
Apartment	6.0	6.3	6.7	7.1	7.6	8.2	0.1	0.1	0.1	0.1	0.1			
Other multiple unit	12.3	12.8	13.4	14.2	14.8	15.3	0.1	0.1	0.1	0.1	0.1			
Renters	137.2	137.5	143.5	149.8	156.3	162.3	0.1	1.2	1.3	1.3	1.2			
Single-detached	28.7	28.3	29.1	30.0	30.8	31.3	(0.1)	0.1	0.2	0.2	0.1			
Apartment	84.5	85.4	89.9	94.5	99.3	104.2	0.2	0.9	0.9	1.0	1.0			
Other multiple unit	22.9	22.7	23.4	24.2	25.0	25.7	(0.0)	0.1	0.2	0.2	0.1			
Single-detached	278.4	288.9	301.8	315.3	328.9	341.5	2.1	2.6	2.7	2.7	2.5			
Apartment	90.5	91.6	96.6	101.6	106.9	112.3	0.2	1.0	1.0	1.1	1.1			
Other multiple unit	35.2	35.5	36.9	38.4	39.9	41.0	0.1	0.3	0.3	0.3	0.2			
Moveable dwelling	8.1	8.1	8.3	8.7	9.1	9.4	0.0	0.0	0.1	0.1	0.1			

# Central Migration -- High Household Formation

CH

	Annual Totals ('000)					Average Annual Change ('000)					2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	
Total population	1,112.5	1,143.4	1,175.0	1,206.8	1,236.6	1,264.1	6.2	6.3	6.4	6.0	5.5
Aged 0-14	243.0	246.3	242.7	236.9	233.4	233.5	0.7	(0.7)	(1.1)	(0.7)	0.0
Aged 15-24	164.7	159.7	160.4	165.5	165.0	159.7	(1.0)	0.1	1.0	(0.1)	(1.0)
Aged 25-34	190.1	175.3	163.7	162.4	165.2	169.5	(3.0)	(2.3)	(0.2)	0.5	0.9
Aged 35-44	164.8	179.4	186.7	175.2	164.0	162.6	2.9	1.5	(2.3)	(2.2)	(0.3)
Aged 45-54	109.8	134.7	157.8	173.7	181.3	170.4	5.0	4.6	3.2	1.5	(2.2)
Aged 55-64	92.6	92.3	103.3	127.7	150.1	165.6	(0.0)	2.2	4.9	4.5	3.1
Aged 65-74	83.1	83.2	80.1	81.1	91.5	113.6	0.0	(0.6)	0.2	2.1	4.4
Aged 75+	64.4	72.4	80.3	84.1	86.1	89.2	1.6	1.6	0.8	0.4	0.6
Total households	412.2	424.1	447.2	469.7	492.0	512.7	2.4	4.6	4.5	4.5	4.1
Aged 15-24	23.3	22.8	22.3	23.3	23.5	22.9	(0.1)	(0.1)	0.2	0.1	(0.1)
Aged 25-34	90.2	75.9	72.4	74.5	75.6	77.7	(2.9)	(0.7)	0.4	0.2	0.4
Aged 35-44	89.1	96.1	97.9	89.0	84.0	84.9	1.4	0.4	(1.8)	(1.0)	0.2
Aged 45-54	61.0	76.1	89.5	98.3	101.2	93.1	3.0	2.7	1.8	0.6	(1.6)
Aged 55-64	53.2	53.8	60.8	76.1	89.7	98.8	0.1	1.4	3.1	2.7	1.8
Aged 65-74	52.7	52.8	51.6	52.7	59.9	74.9	0.0	(0.3)	0.2	1.4	3.0
Aged 75+	42.7	46.6	52.7	55.8	58.0	60.3	0.8	1.2	0.6	0.4	0.5
Family households	287.6	294.7	303.3	312.6	321.3	328.1	1.4	1.7	1.9	1.7	1.4
Non-family households	124.5	129.4	143.9	157.0	170.7	184.6	1.0	2.9	2.6	2.7	2.8
Owners	275.0	286.6	301.5	316.5	331.5	345.4	2.3	3.0	3.0	3.0	2.8
Single-detached	249.7	260.5	273.9	287.2	300.6	313.1	2.2	2.7	2.7	2.7	2.5
Apartment	6.0	6.3	6.7	7.2	7.8	8.4	0.1	0.1	0.1	0.1	0.1
Other multiple unit	12.3	12.8	13.5	14.3	15.0	15.5	0.1	0.1	0.2	0.1	0.1
Renters	137.2	137.5	145.7	153.2	160.5	167.3	0.1	1.7	1.5	1.5	1.4
Single-detached	28.7	28.3	29.4	30.5	31.4	32.0	(0.1)	0.2	0.2	0.2	0.1
Apartment	84.5	85.4	91.5	96.9	102.4	107.8	0.2	1.2	1.1	1.1	1.1
Other multiple unit	22.9	22.7	23.7	24.6	25.5	26.3	(0.0)	0.2	0.2	0.2	0.1
Single-detached	278.4	288.9	303.3	317.7	332.0	345.1	2.1	2.9	2.9	2.9	2.6
Apartment	90.5	91.6	98.3	104.2	110.2	116.2	0.2	1.3	1.2	1.2	1.2
Other multiple unit	35.2	35.5	37.2	39.0	40.6	41.8	0.1	0.3	0.3	0.3	0.2
Moveable dwelling	8.1	8.1	8.4	8.9	9.3	9.6	0.0	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook; CMHC

MAN-CH

## Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					WL	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	MAN-WL
Total population	1,112.5	1,143.4	1,150.4	1,151.5	1,154.3	1,160.0	6.2	1.4	0.2	0.6	1.1	
Aged 0-14	243.0	246.3	236.5	222.4	211.8	207.2	0.7	(2.0)	(2.8)	(2.1)	(0.9)	
Aged 15-24	164.7	159.7	156.1	157.3	153.8	145.9	(1.0)	(0.7)	0.3	(0.7)	(1.6)	
Aged 25-34	190.1	175.1	156.9	149.0	147.8	150.4	(3.0)	(3.6)	(1.6)	(0.2)	0.5	
Aged 35-44	164.8	179.4	182.5	165.2	148.9	143.5	2.9	0.6	(3.5)	(3.3)	(1.1)	
Aged 45-54	109.8	134.8	156.3	168.9	172.2	157.6	5.0	4.3	2.5	0.7	(2.9)	
Aged 55-64	92.6	92.4	102.5	125.4	145.6	158.3	(0.0)	2.0	4.6	4.0	2.5	
Aged 65-74	83.1	83.3	79.8	79.9	89.4	110.1	0.0	(0.7)	0.0	1.9	4.1	
Aged 75+	64.4	72.4	79.9	83.3	84.7	87.1	1.6	1.5	0.7	0.3	0.5	
Total households	412.2	424.1	432.3	440.4	450.0	459.6	2.4	1.6	1.6	1.9	1.9	
Aged 15-24	23.3	22.8	21.6	21.9	21.8	20.9	(0.1)	(0.2)	0.1	(0.0)	(0.2)	
Aged 25-34	90.2	75.8	65.2	63.0	62.4	63.5	(2.9)	(2.1)	(0.4)	(0.1)	0.2	
Aged 35-44	89.1	96.1	94.8	80.7	70.7	69.0	1.4	(0.3)	(2.8)	(2.0)	(0.3)	
Aged 45-54	61.0	76.1	88.6	95.1	94.8	82.8	3.0	2.5	1.3	(0.1)	(2.4)	
Aged 55-64	53.2	53.8	60.4	74.8	87.1	94.2	0.1	1.3	2.9	2.5	1.4	
Aged 65-74	52.7	52.9	51.2	51.9	58.5	72.6	0.0	(0.3)	0.1	1.3	2.8	
Aged 75+	42.7	46.6	50.4	52.9	54.6	56.5	0.8	0.8	0.5	0.3	0.4	
Family households	287.6	294.7	297.1	299.0	301.2	303.0	1.4	0.5	0.4	0.4	0.4	
Non-family households	124.5	129.4	135.2	141.3	148.7	156.6	1.0	1.2	1.2	1.5	1.6	
Owners	275.0	286.7	294.0	300.5	307.6	314.5	2.3	1.5	1.3	1.4	1.4	
Single-detached	249.7	260.6	267.3	273.1	279.4	285.6	2.2	1.3	1.2	1.3	1.2	
Apartment	6.0	6.3	6.5	6.7	7.1	7.5	0.1	0.0	0.1	0.1	0.1	
Other multiple unit	12.3	12.8	13.1	13.4	13.7	13.9	0.1	0.1	0.1	0.1	0.0	
Renters	137.2	137.5	138.3	139.8	142.4	145.2	0.1	0.2	0.3	0.5	0.6	
Single-detached	28.7	28.3	28.0	28.0	28.0	27.9	(0.1)	(0.1)	(0.0)	0.0	(0.0)	
Apartment	84.5	85.4	86.6	88.2	90.5	93.3	0.2	0.2	0.3	0.5	0.5	
Other multiple unit	22.9	22.7	22.6	22.7	22.8	23.0	(0.0)	(0.0)	0.0	0.0	0.0	
Single-detached	278.4	288.9	295.3	301.1	307.4	313.5	2.1	1.3	1.1	1.3	1.2	
Apartment	90.5	91.6	93.1	95.0	97.6	100.7	0.2	0.3	0.4	0.5	0.6	
Other multiple unit	35.2	35.5	35.7	36.1	36.6	36.9	0.1	0.1	0.1	0.1	0.1	
Moveable dwelling	8.1	8.1	8.1	8.2	8.4	8.5	0.0	(0.0)	0.0	0.0	0.0	

Source: The Long Term Housing Outlook; CMHC



## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)					Average Annual Change ('000)					WM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	1,112.5	1,143.4	1,150.4	1,151.5	1,154.3	1,160.0	6.2	1.4	0.2	0.6	1.1
Aged 0-14	243.0	246.3	236.5	222.4	211.8	207.2	0.7	(2.0)	(2.8)	(2.1)	(0.9)
Aged 15-24	164.7	159.7	156.1	157.3	153.8	145.9	(1.0)	(0.7)	0.3	(0.7)	(1.6)
Aged 25-34	190.1	175.1	156.9	149.0	147.8	150.4	(3.0)	(3.6)	(1.6)	(0.2)	0.5
Aged 35-44	164.8	179.4	182.5	165.2	148.9	143.5	2.9	0.6	(3.5)	(3.3)	(1.1)
Aged 45-54	109.8	134.8	156.3	168.9	172.2	157.6	5.0	4.3	2.5	0.7	(2.9)
Aged 55-64	92.6	92.4	102.5	125.4	145.6	158.3	(0.0)	2.0	4.6	4.0	2.5
Aged 65-74	83.1	83.3	79.8	79.9	89.4	110.1	0.0	(0.7)	0.0	1.9	4.1
Aged 75+	64.4	72.4	79.9	83.3	84.7	87.1	1.6	1.5	0.7	0.3	0.5
Total households	412.2	424.1	436.0	446.4	457.9	469.2	2.4	2.4	2.1	2.3	2.3
Aged 15-24	23.3	22.8	21.6	21.9	21.8	20.9	(0.1)	(0.2)	0.1	(0.0)	(0.2)
Aged 25-34	90.2	75.8	67.4	65.8	65.2	66.4	(2.9)	(1.7)	(0.3)	(0.1)	0.2
Aged 35-44	89.1	96.1	95.3	82.5	73.9	72.6	1.4	(0.2)	(2.6)	(1.7)	(0.3)
Aged 45-54	61.0	76.1	88.6	95.4	95.5	84.7	3.0	2.5	1.4	0.0	(2.2)
Aged 55-64	53.2	53.8	60.4	74.7	87.1	94.3	0.1	1.3	2.9	2.5	1.5
Aged 65-74	52.7	52.9	51.3	51.9	58.5	72.6	0.0	(0.3)	0.1	1.3	2.8
Aged 75+	42.7	46.6	51.4	54.1	55.8	57.7	0.8	1.0	0.5	0.4	0.4
Family households	287.6	294.7	297.5	299.6	301.8	303.4	1.4	0.6	0.4	0.4	0.3
Non-family households	124.5	129.4	138.5	146.8	156.1	165.8	1.0	1.8	1.7	1.9	1.9
Owners	275.0	286.7	295.4	303.1	311.0	318.6	2.3	1.8	1.5	1.6	1.5
Single-detached	249.7	260.6	268.5	275.2	282.3	289.1	2.2	1.6	1.3	1.4	1.4
Apartment	6.0	6.3	6.6	6.9	7.3	7.7	0.1	0.1	0.1	0.1	0.1
Other multiple unit	12.3	12.8	13.2	13.6	14.0	14.2	0.1	0.1	0.1	0.1	0.0
Renters	137.2	137.5	140.5	143.3	146.9	150.6	0.1	0.6	0.6	0.7	0.7
Single-detached	28.7	28.3	28.4	28.5	28.7	28.7	(0.1)	0.0	0.0	0.0	0.0
Apartment	84.5	85.4	88.2	90.7	93.8	97.2	0.2	0.6	0.5	0.6	0.7
Other multiple unit	22.9	22.7	22.9	23.1	23.4	23.7	(0.0)	0.0	0.0	0.1	0.1
Single-detached	278.4	288.9	296.9	303.7	311.0	317.8	2.1	1.6	1.4	1.4	1.4
Apartment	90.5	91.6	94.8	97.6	101.1	104.9	0.2	0.6	0.6	0.7	0.8
Other multiple unit	35.2	35.5	36.1	36.7	37.4	37.8	0.1	0.1	0.1	0.1	0.1
Moveable dwelling	8.1	8.1	8.2	8.3	8.5	8.7	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

MAN-WM

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	1,112.5	1,143.4	1,150.4	1,151.5	1,154.3	1,160.0	6.2	1.4	0.2	0.6	1.1
Aged 0-14	243.0	246.3	236.5	222.4	211.8	207.2	0.7	(2.0)	(2.8)	(2.1)	(0.9)
Aged 15-24	164.7	159.7	156.1	157.3	153.8	145.9	(1.0)	(0.7)	0.3	(0.7)	(1.6)
Aged 25-34	190.1	175.1	156.9	149.0	147.8	150.4	(3.0)	(3.6)	(1.6)	(0.2)	0.5
Aged 35-44	164.8	179.4	182.5	165.2	148.9	143.5	2.9	0.6	(3.5)	(3.3)	(1.1)
Aged 45-54	109.8	134.8	156.3	168.9	172.2	157.6	5.0	4.3	2.5	0.7	(2.9)
Aged 55-64	92.6	92.4	102.5	125.4	145.6	158.3	(0.0)	2.0	4.6	4.0	2.5
Aged 65-74	83.1	83.3	79.8	79.9	89.4	110.1	0.0	(0.7)	0.0	1.9	4.1
Aged 75+	64.4	72.4	79.9	83.3	84.7	87.1	1.6	1.5	0.7	0.3	0.5
Total households	412.2	424.1	439.5	451.7	464.6	476.9	2.4	3.1	2.4	2.6	2.5
Aged 15-24	23.3	22.8	21.6	21.9	21.8	20.9	(0.1)	(0.2)	0.1	(0.0)	(0.2)
Aged 25-34	90.2	75.8	69.4	68.3	67.6	68.9	(2.9)	(1.3)	(0.2)	(0.1)	0.2
Aged 35-44	89.1	96.1	95.7	84.0	76.3	75.0	1.4	(0.1)	(2.3)	(1.5)	(0.3)
Aged 45-54	61.0	76.1	88.7	95.6	96.2	86.1	3.0	2.5	1.4	0.1	(2.0)
Aged 55-64	53.2	53.8	60.3	74.7	87.0	94.4	0.1	1.3	2.9	2.5	1.5
Aged 65-74	52.7	52.9	51.4	52.0	58.5	72.7	0.0	(0.3)	0.1	1.3	2.8
Aged 75+	42.7	46.6	52.5	55.2	57.1	58.9	0.8	1.2	0.6	0.4	0.4
Family households	287.6	294.7	297.8	299.8	301.9	303.1	1.4	0.6	0.4	0.4	0.2
Non-family households	124.5	129.4	141.7	151.9	162.7	173.8	1.0	2.5	2.0	2.2	2.2
Owners	275.0	286.7	296.8	305.2	313.7	321.8	2.3	2.0	1.7	1.7	1.6
Single-detached	249.7	260.6	269.7	277.0	284.5	291.7	2.2	1.8	1.5	1.5	1.4
Apartment	6.0	6.3	6.6	7.0	7.4	7.9	0.1	0.1	0.1	0.1	0.1
Other multiple unit	12.3	12.8	13.3	13.8	14.2	14.4	0.1	0.1	0.1	0.1	0.0
Renters	137.2	137.5	142.7	146.5	150.9	155.1	0.1	1.0	0.8	0.9	0.9
Single-detached	28.7	28.3	28.7	28.9	29.2	29.3	(0.1)	0.1	0.1	0.1	0.0
Apartment	84.5	85.4	89.8	93.1	96.7	100.6	0.2	0.9	0.7	0.7	0.8
Other multiple unit	22.9	22.7	23.2	23.5	23.9	24.2	(0.0)	0.1	0.1	0.1	0.1
Single-detached	278.4	288.9	298.4	306.0	313.8	321.0	2.1	1.9	1.5	1.6	1.5
Apartment	90.5	91.6	96.4	100.1	104.1	108.5	0.2	1.0	0.7	0.8	0.9
Other multiple unit	35.2	35.5	36.5	37.2	38.0	38.6	0.1	0.2	0.2	0.2	0.1
Moveable dwelling	8.1	8.1	8.2	8.5	8.7	8.8	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

MAN-WH

SASKATCHEWAN

Central Migration -- Low Household Formation

CL

Annual Totals ('000)

	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	Average Annual Change ('000)	2006-2011	2011-2016
Total population	1,006.3	1,018.2	1,038.8	1,061.6	1,084.1	1,103.4	2.4	4.1	4.6	4.5	3.9
Aged 0-14	239.8	232.0	216.3	205.6	203.6	204.4	(1.6)	(3.1)	(2.2)	(0.4)	0.2
Aged 15-24	142.3	145.2	152.9	154.9	145.8	135.7	0.6	1.5	0.4	(1.8)	(2.0)
Aged 25-34	163.7	141.3	133.3	139.9	147.0	148.7	(4.5)	(1.6)	1.3	1.4	0.4
Aged 35-44	141.3	158.0	160.3	145.0	136.3	140.3	3.3	0.5	(3.1)	(1.7)	0.8
Aged 45-54	92.4	110.8	137.0	155.9	159.6	145.4	3.7	5.2	3.8	0.7	(2.8)
Aged 55-64	85.9	82.5	87.2	106.7	131.8	149.9	(0.7)	1.0	3.9	5.0	3.6
Aged 65-74	77.9	76.7	73.6	71.9	77.4	95.3	(0.2)	(0.6)	(0.3)	1.1	3.6
Aged 75+	63.1	71.7	78.1	81.7	82.8	83.7	1.7	1.3	0.7	0.2	0.2
Total households	369.6	379.4	398.9	417.7	436.3	452.0	1.9	3.9	3.8	3.7	3.1
Aged 15-24	21.9	22.3	23.5	24.6	23.8	21.9	0.1	0.2	0.2	(0.2)	(0.4)
Aged 25-34	79.6	65.0	60.6	65.0	68.3	69.2	(2.9)	(0.9)	0.9	0.7	0.2
Aged 35-44	76.8	87.0	85.9	74.6	69.7	72.9	2.0	(0.2)	(2.3)	(1.0)	0.6
Aged 45-54	50.4	62.5	78.5	89.5	89.7	79.1	2.4	3.2	2.2	0.0	(2.1)
Aged 55-64	49.5	47.8	51.0	63.4	79.2	90.3	(0.3)	0.6	2.5	3.2	2.2
Aged 65-74	49.9	49.7	47.9	46.9	50.7	63.2	(0.0)	(0.4)	(0.2)	0.8	2.5
Aged 75+	41.5	45.0	51.4	53.7	54.8	55.4	0.7	1.3	0.5	0.2	0.1
Family households	260.4	263.9	270.8	277.9	285.3	290.0	0.7	1.4	1.4	1.5	0.9
Non-family households	109.2	115.5	128.1	139.8	150.9	161.9	1.3	2.5	2.3	2.2	2.2
Owners	261.3	270.6	283.5	296.4	310.4	323.4	1.9	2.6	2.6	2.8	2.6
Single-detached	242.3	251.3	263.2	274.8	287.5	299.4	1.8	2.4	2.3	2.5	2.4
Apartment	4.0	4.2	4.5	4.7	5.1	5.5	0.0	0.1	0.1	0.1	0.1
Other multiple unit	6.4	6.7	7.1	7.5	8.0	8.4	0.0	0.1	0.1	0.1	0.1
Renters	108.4	108.7	115.3	121.4	125.9	128.6	0.0	0.1	0.1	0.1	0.1
Single-detached	37.0	36.6	38.2	39.8	40.9	41.0	(0.1)	0.3	1.2	0.9	0.5
Apartment	49.3	50.1	54.0	57.4	60.0	62.0	0.2	0.8	0.3	0.2	0.0
Other multiple unit	20.8	20.7	21.8	22.8	23.6	24.2	(0.0)	0.2	0.7	0.5	0.4
Single-detached	279.3	287.9	301.4	314.6	328.4	340.4	1.7	2.7	2.6	2.8	2.4
Apartment	53.3	54.3	58.5	62.1	65.0	67.5	0.2	0.8	0.7	0.6	0.5
Other multiple unit	27.2	27.4	28.9	30.4	31.6	32.5	0.0	0.3	0.3	0.2	0.2
Moveable dwelling	9.8	9.7	10.0	10.6	11.2	11.5	(0.0)	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook; CMHC

SASK-CL



	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	1,006.3	1,018.2	1,038.8	1,061.6	1,084.1	1,103.4	2.4	4.1	4.6	4.5	3.9
Aged 0-14	239.8	232.0	216.3	205.6	203.6	204.4	(1.6)	(3.1)	(2.2)	(0.4)	0.2
Aged 15-24	142.3	145.2	152.9	154.9	145.8	135.7	0.6	1.5	0.4	(1.8)	(2.0)
Aged 25-34	163.7	141.3	133.3	139.9	147.0	148.7	(4.5)	(1.6)	1.3	1.4	0.4
Aged 35-44	141.3	158.0	160.3	145.0	136.3	140.3	3.3	0.5	(3.1)	(1.7)	0.8
Aged 45-54	92.4	110.8	137.0	155.9	159.6	145.4	3.7	5.2	3.8	0.7	(2.8)
Aged 55-64	85.9	82.5	87.2	106.7	131.8	149.9	(0.7)	1.0	3.9	5.0	3.6
Aged 65-74	77.9	76.7	73.6	71.9	77.4	95.3	(0.2)	(0.6)	(0.3)	1.1	3.6
Aged 75+	63.1	71.7	78.1	81.7	82.8	83.7	1.7	1.3	0.7	0.2	0.2
Total households	369.6	379.4	398.5	417.9	436.9	453.1	1.9	3.8	3.9	3.8	3.2
Aged 15-24	21.9	22.3	23.5	24.6	23.8	21.9	0.1	0.2	0.2	(0.2)	(0.4)
Aged 25-34	79.6	65.0	59.9	63.5	66.7	67.6	(2.9)	(1.0)	0.7	0.6	0.2
Aged 35-44	76.8	87.0	86.5	75.6	70.1	72.6	2.0	(0.1)	(2.2)	(1.1)	0.5
Aged 45-54	50.4	62.5	78.8	90.2	91.0	80.9	2.4	3.3	2.3	0.2	(2.0)
Aged 55-64	49.5	47.8	51.2	63.9	80.1	91.5	(0.3)	0.7	2.5	3.2	2.3
Aged 65-74	49.9	49.7	48.0	47.1	51.0	63.7	(0.0)	(0.3)	(0.2)	0.8	2.5
Aged 75+	41.5	45.0	50.5	53.0	54.1	54.8	0.7	1.1	0.5	0.2	0.1
Family households	260.4	263.9	272.2	280.9	289.9	296.1	0.7	1.7	1.8	1.8	1.2
Non-family households	109.2	115.5	126.3	137.0	147.0	157.0	1.3	2.2	2.1	2.0	2.0
Owners	261.3	270.6	284.0	297.8	312.6	326.4	1.9	2.7	2.8	3.0	2.8
Single-detached	242.3	251.3	263.7	276.3	289.8	302.4	1.8	2.5	2.5	2.7	2.5
Apartment	4.0	4.2	4.5	4.7	5.0	5.4	0.0	0.1	0.1	0.1	0.1
Other multiple unit	6.4	6.7	7.1	7.5	8.0	8.4	0.0	0.1	0.1	0.1	0.1
Renters	108.4	108.7	114.5	120.2	124.3	126.7	0.1	1.1	1.1	0.8	0.5
Single-detached	37.0	36.6	38.1	39.6	40.7	40.8	(0.1)	0.3	0.3	0.2	0.0
Apartment	49.3	50.1	53.4	56.5	58.9	60.7	0.2	0.7	0.6	0.5	0.4
Other multiple unit	20.8	20.7	21.7	22.7	23.4	23.9	(0.0)	0.2	0.2	0.1	0.1
Single-detached	279.3	287.9	301.8	315.9	330.5	343.2	1.7	2.8	2.8	2.9	2.5
Apartment	53.3	54.3	57.9	61.2	63.9	66.1	0.2	0.7	0.7	0.5	0.4
Other multiple unit	27.2	27.4	28.8	30.2	31.4	32.3	0.0	0.3	0.3	0.2	0.2
Moveable dwelling	9.8	9.7	10.0	10.6	11.2	11.5	(0.0)	0.1	0.1	0.1	0.1

Source: The Long Term Housing Outlook; CMHC



# Central Migration -- High Household Formation

	Annual Totals ('000)				Average Annual Change ('000)			
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001
							2001-2006	2006-2011
Total population	1,006.3	1,018.2	1,038.8	1,061.6	1,084.1	1,103.4	2.4	4.1
Aged 0-14	239.8	232.0	216.3	205.6	203.6	204.4	(1.6)	4.6
Aged 15-24	142.3	145.2	152.9	154.9	145.8	135.7	0.6	(3.1)
Aged 25-34	163.7	141.3	133.3	139.9	147.0	148.7	(4.5)	1.5
Aged 35-44	141.3	158.0	160.3	145.0	136.3	140.3	3.3	(1.6)
Aged 45-54	92.4	110.8	137.0	155.9	159.6	145.4	3.7	0.5
Aged 55-64	85.9	82.5	87.2	106.7	131.8	149.9	(0.7)	5.2
Aged 65-74	77.9	76.7	73.6	71.9	77.4	95.3	(0.2)	1.0
Aged 75+	63.1	71.7	78.1	81.7	82.8	83.7	1.7	(0.6)
Total households	369.6	379.4	398.0	418.2	437.8	454.6	1.9	1.3
Aged 15-24	21.9	22.3	23.5	24.6	23.8	21.9	0.1	0.7
Aged 25-34	79.6	65.0	59.3	62.2	65.3	66.2	(2.9)	3.7
Aged 35-44	76.8	87.0	86.9	76.5	70.7	72.8	2.0	0.2
Aged 45-54	50.4	62.5	79.2	91.0	92.2	82.5	2.4	(1.1)
Aged 55-64	49.5	47.8	51.3	64.4	81.0	92.8	(0.3)	0.0
Aged 65-74	49.9	49.7	48.1	47.2	51.3	64.2	(0.0)	3.3
Aged 75+	41.5	45.0	49.7	52.4	53.5	54.2	0.7	0.8
Family households	260.4	263.9	273.5	283.9	294.3	301.9	0.7	0.9
Non-family households	109.2	115.5	124.5	134.3	143.5	152.7	1.3	0.5
Owners	261.3	270.6	284.4	299.2	314.8	329.4	1.9	1.9
Single-detached	242.3	251.3	264.1	277.7	292.0	305.5	1.8	2.1
Apartment	4.0	4.2	4.4	4.7	5.0	5.4	0.0	2.0
Other multiple unit	6.4	6.7	7.1	7.5	8.0	8.4	0.0	1.8
Renters	108.4	108.7	113.7	119.1	123.0	125.2	0.1	0.1
Single-detached	37.0	36.6	38.0	39.5	40.5	40.6	(0.1)	0.1
Apartment	49.3	50.1	52.9	55.7	57.9	59.5	0.2	0.8
Other multiple unit	20.8	20.7	21.6	22.5	23.2	23.7	(0.0)	0.2
Single-detached	279.3	287.9	302.1	317.2	332.5	346.1	1.7	0.1
Apartment	53.3	54.3	57.3	60.4	62.9	64.9	0.2	3.1
Other multiple unit	27.2	27.4	28.6	30.0	31.2	32.1	0.0	0.5
Moveable dwelling	9.8	9.7	10.0	10.6	11.2	11.5	(0.0)	0.2

Source: The Long Term Housing Outlook; CMHC

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	1,006.3	1,018.2	995.4	964.5	936.9	911.3	2.4	(4.6)	(6.2)	(5.5)	(5.1)
Aged 0-14	239.8	231.8	204.5	179.7	165.2	156.0	(1.6)	(5.4)	(5.0)	(2.9)	(1.9)
Aged 15-24	142.3	144.8	142.6	136.5	121.5	106.5	0.5	(0.4)	(1.2)	(3.0)	(3.0)
Aged 25-34	163.7	141.2	121.7	115.3	113.2	109.9	(4.5)	(3.9)	(1.3)	(0.4)	(0.7)
Aged 35-44	141.3	158.0	153.3	128.8	110.8	105.8	3.3	(0.9)	(4.9)	(3.6)	(1.0)
Aged 45-54	92.4	110.9	134.3	147.3	143.3	122.3	3.7	4.7	2.6	(0.8)	(4.2)
Aged 55-64	85.9	82.7	86.5	103.5	124.6	136.8	(0.6)	0.8	3.4	4.2	2.4
Aged 65-74	77.9	77.0	74.0	71.4	75.3	90.8	(0.2)	(0.6)	(0.5)	0.8	3.1
Aged 75+	63.1	71.8	78.5	82.0	82.9	83.2	1.8	1.3	0.7	0.2	0.1
Total households	369.6	379.7	386.4	387.7	388.6	387.4	2.0	1.3	0.3	0.2	(0.2)
Aged 15-24	21.9	22.2	21.5	21.2	19.5	17.0	0.1	(0.1)	(0.1)	(0.3)	(0.5)
Aged 25-34	79.6	64.9	55.4	53.6	52.6	51.1	(2.9)	(1.9)	(0.4)	(0.2)	(0.3)
Aged 35-44	76.8	87.0	82.2	66.3	56.7	55.0	2.0	(1.0)	(3.2)	(1.9)	(0.3)
Aged 45-54	50.4	62.6	76.9	84.5	80.6	66.6	2.4	2.9	1.5	(0.8)	(2.8)
Aged 55-64	49.5	48.0	50.6	61.5	74.9	82.4	(0.3)	0.5	2.2	2.7	1.5
Aged 65-74	49.9	49.9	48.1	46.6	49.4	60.2	(0.0)	(0.4)	(0.3)	0.6	2.2
Aged 75+	41.5	45.1	51.6	54.0	54.9	55.1	0.7	1.3	0.5	0.2	0.0
Family households	260.4	264.1	261.6	256.1	251.1	244.3	0.7	(0.5)	(1.1)	(1.0)	(1.4)
Non-family households	109.2	115.6	124.8	131.6	137.5	143.1	1.3	1.8	1.4	1.2	1.1
Owners	261.3	271.0	276.3	277.6	279.3	279.9	1.9	1.1	0.3	0.3	0.1
Single-detached	242.3	251.6	256.6	257.5	258.9	259.3	1.9	1.0	0.2	0.3	0.1
Apartment	4.0	4.2	4.4	4.5	4.7	4.9	0.0	0.0	0.0	0.0	0.0
Other multiple unit	6.4	6.7	6.9	7.0	7.2	7.2	0.1	0.0	0.0	0.0	0.0
Renters	108.4	108.7	110.1	110.1	109.3	107.5	0.1	0.3	(0.0)	(0.2)	(0.4)
Single-detached	37.0	36.6	36.2	35.5	34.6	33.1	(0.1)	(0.1)	(0.1)	(0.2)	(0.3)
Apartment	49.3	50.2	51.9	52.6	52.9	52.9	0.2	0.3	0.2	0.1	(0.0)
Other multiple unit	20.8	20.7	20.9	20.8	20.6	20.4	(0.0)	0.0	(0.0)	(0.0)	(0.0)
Single-detached	279.3	288.2	292.7	293.0	293.5	292.4	1.8	0.9	0.1	0.1	(0.2)
Apartment	53.3	54.4	56.3	57.2	57.6	57.8	0.2	0.4	0.2	0.1	0.0
Other multiple unit	27.2	27.4	27.8	27.8	27.8	27.6	0.0	0.1	0.0	(0.0)	(0.0)
Moveable dwelling	9.8	9.7	9.6	9.7	9.7	9.6	(0.0)	(0.0)	0.0	0.0	(0.0)

Source: The Long Term Housing Outlook; CMHC

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	1,006.3	1,018.2	995.4	964.5	936.9	911.3	2.4	(4.6)	(6.2)	(5.5)	(5.1)
Aged 0-14	239.8	231.8	204.5	179.7	165.2	156.0	(1.6)	(5.4)	(5.0)	(2.9)	(1.9)
Aged 15-24	142.3	144.8	142.6	136.5	121.5	106.5	0.5	(0.4)	(1.2)	(3.0)	(3.0)
Aged 25-34	163.7	141.2	121.7	115.3	113.2	109.9	(4.5)	(3.9)	(1.3)	(0.4)	(0.7)
Aged 35-44	141.3	158.0	153.3	128.8	110.8	105.8	3.3	(0.9)	(4.9)	(3.6)	(1.0)
Aged 45-54	92.4	110.9	134.3	147.3	143.3	122.3	3.7	4.7	2.6	(0.8)	(4.2)
Aged 55-64	85.9	82.7	86.5	103.5	124.6	136.8	(0.6)	0.8	3.4	4.2	2.4
Aged 65-74	77.9	77.0	74.0	71.4	75.3	90.8	(0.2)	(0.6)	(0.5)	0.8	3.1
Aged 75+	63.1	71.8	78.5	82.0	82.9	83.2	1.8	1.3	0.7	0.2	0.1
Total households	369.6	379.7	386.0	388.0	389.4	388.6	2.0	1.3	0.4	0.3	(0.2)
Aged 15-24	21.9	22.2	21.5	21.2	19.5	17.0	0.1	(0.1)	(0.1)	(0.3)	(0.5)
Aged 25-34	79.6	64.9	54.8	52.4	51.4	50.0	(2.9)	(2.0)	(0.5)	(0.2)	(0.3)
Aged 35-44	76.8	87.0	82.7	67.2	57.1	54.8	2.0	(0.8)	(3.1)	(2.0)	(0.5)
Aged 45-54	50.4	62.6	77.3	85.3	81.8	68.1	2.4	2.9	1.6	(0.7)	(2.7)
Aged 55-64	49.5	48.0	50.7	62.0	75.7	83.6	(0.3)	0.6	2.2	2.8	1.6
Aged 65-74	49.9	49.9	48.2	46.8	49.7	60.7	(0.0)	(0.3)	(0.3)	0.6	2.2
Aged 75+	41.5	45.1	50.8	53.3	54.2	54.5	0.7	1.1	0.5	0.2	0.1
Family households	260.4	264.1	263.0	259.0	255.2	249.6	0.7	(0.2)	(0.8)	(0.8)	(1.1)
Non-family households	109.2	115.6	123.0	129.0	134.2	139.0	1.3	1.5	1.2	1.0	1.0
Owners	261.3	271.0	276.7	278.9	281.4	282.6	1.9	1.1	0.5	0.5	0.3
Single-detached	242.3	251.6	257.0	258.9	261.0	262.0	1.9	1.1	0.4	0.4	0.2
Apartment	4.0	4.2	4.4	4.5	4.7	4.9	0.0	0.0	0.0	0.0	0.0
Other multiple unit	6.4	6.7	6.9	7.0	7.2	7.2	0.1	0.0	0.0	0.0	0.0
Renters	108.4	108.7	109.3	109.1	108.0	106.0	0.1	0.1	(0.1)	(0.2)	(0.4)
Single-detached	37.0	36.6	36.1	35.4	34.5	32.9	(0.1)	(0.1)	(0.1)	(0.2)	(0.3)
Apartment	49.3	50.2	51.3	51.9	52.0	51.8	0.2	0.2	0.1	0.0	(0.0)
Other multiple unit	20.8	20.7	20.8	20.6	20.4	20.2	(0.0)	0.0	(0.0)	(0.0)	(0.1)
Single-detached	279.3	288.2	293.1	294.3	295.4	294.9	1.8	1.0	0.2	0.2	(0.1)
Apartment	53.3	54.4	55.7	56.4	56.7	56.7	0.2	0.3	0.1	0.1	0.0
Other multiple unit	27.2	27.4	27.6	27.7	27.6	27.4	0.0	0.0	0.0	(0.0)	(0.0)
Moveable dwelling	9.8	9.7	9.6	9.7	9.7	9.6	(0.0)	(0.0)	0.0	0.0	(0.0)
Source: The Long Term Housing Outlook											

Source: The Long Term Housing Outlook; CMHC



## Western Migration -- High Household Formation

	Annual Totals ('000)				Average Annual Change ('000)							WPI
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	
Total population	1,006.3	1,018.2	995.4	964.5	936.9	911.3	2.4	(4.6)	(6.2)	(5.5)	(5.1)	
Aged 0-14	239.8	231.8	204.5	179.7	165.2	156.0	(1.6)	(5.4)	(5.0)	(2.9)	(1.9)	
Aged 15-24	142.3	144.8	142.6	136.5	121.5	106.5	0.5	(0.4)	(1.2)	(3.0)	(3.0)	
Aged 25-34	163.7	141.2	121.7	115.3	113.2	109.9	(4.5)	(3.9)	(1.3)	(0.4)	(0.7)	
Aged 35-44	141.3	158.0	153.3	128.8	110.8	105.8	3.3	(0.9)	(4.9)	(3.6)	(1.0)	
Aged 45-54	92.4	110.9	134.3	147.3	143.3	122.3	3.7	4.7	2.6	(0.8)	(4.2)	
Aged 55-64	85.9	82.7	86.5	103.5	124.6	136.8	(0.6)	0.8	3.4	4.2	2.4	
Aged 65-74	77.9	77.0	74.0	71.4	75.3	90.8	(0.2)	(0.6)	(0.5)	0.8	3.1	
Aged 75+	63.1	71.8	78.5	82.0	82.9	83.2	1.8	1.3	0.7	0.2	0.1	
Total households	369.6	379.7	385.6	388.4	390.3	390.1	2.0	1.2	0.5	0.4	(0.0)	
Aged 15-24	21.9	22.2	21.5	21.2	19.5	17.0	0.1	(0.1)	(0.1)	(0.3)	(0.5)	
Aged 25-34	79.6	64.9	54.2	51.3	50.3	48.9	(2.9)	(2.2)	(0.6)	(0.2)	(0.3)	
Aged 35-44	76.8	87.0	83.2	68.0	57.6	54.9	2.0	(0.8)	(3.0)	(2.1)	(0.5)	
Aged 45-54	50.4	62.6	77.6	86.0	82.9	69.4	2.4	3.0	1.7	(0.6)	(2.7)	
Aged 55-64	49.5	48.0	50.9	62.4	76.5	84.7	(0.3)	0.6	2.3	2.8	1.6	
Aged 65-74	49.9	49.9	48.3	46.9	50.0	61.3	(0.0)	(0.3)	(0.3)	0.6	2.3	
Aged 75+	41.5	45.1	49.9	52.6	53.6	53.9	0.7	1.0	0.5	0.2	0.1	
Family households,	260.4	264.1	264.3	261.7	259.2	254.7	0.7	0.0	(0.5)	(0.5)	(0.9)	
Non-family households	109.2	115.6	121.3	126.6	131.1	135.4	1.3	1.1	1.1	0.9	0.9	
Owners	261.3	271.0	277.1	280.3	283.4	285.3	1.9	1.2	0.6	0.6	0.4	
Single-detached	242.3	251.6	257.4	260.3	263.0	264.7	1.9	1.2	0.6	0.6	0.3	
Apartment	4.0	4.2	4.4	4.5	4.6	4.9	0.0	0.0	0.0	0.0	0.0	
Other multiple unit	6.4	6.7	6.9	7.0	7.2	7.2	0.1	0.0	0.0	0.0	0.0	
Renters	108.4	108.7	108.6	108.1	106.9	104.7	0.1	(0.0)	(0.1)	(0.2)	(0.4)	
Single-detached	37.0	36.6	36.0	35.2	34.3	32.8	(0.1)	(0.1)	(0.1)	(0.2)	(0.3)	
Apartment	49.3	50.2	50.8	51.2	51.2	50.9	0.2	0.1	0.1	(0.0)	(0.1)	
Other multiple unit	20.8	20.7	20.6	20.5	20.3	20.0	(0.0)	(0.0)	(0.0)	(0.0)	(0.1)	
Single-detached	279.3	288.2	293.4	295.5	297.4	297.5	1.8	1.0	0.4	0.4	0.0	
Apartment	53.3	54.4	55.1	55.7	55.8	55.8	0.2	0.2	0.1	0.0	(0.0)	
Other multiple unit	27.2	27.4	27.5	27.5	27.4	27.2	0.0	0.0	0.0	(0.0)	(0.0)	
Moveable dwelling	9.8	9.7	9.6	9.7	9.7	9.6	(0.0)	(0.0)	0.0	0.0	(0.0)	
Source: The Long Term Housing Outlook												

Source: The Long Term Housing Outlook; CMHC



## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	2,601.3	2,779.1	2,906.5	3,024.7	3,135.5	3,235.6	35.6	25.5	23.6	22.2	20.0
Aged 0-14	610.9	622.1	596.5	574.5	567.2	572.2	2.2	(5.1)	(4.4)	(1.5)	1.0
Aged 15-24	385.7	389.9	419.5	434.7	424.0	405.8	0.8	5.9	3.0	(2.1)	(3.7)
Aged 25-34	508.1	463.7	417.8	415.4	439.4	452.5	(8.9)	(9.2)	(0.5)	4.8	2.6
Aged 35-44	421.1	492.9	507.4	465.8	426.6	423.2	14.4	2.9	(8.3)	(7.8)	(0.7)
Aged 45-54	251.6	328.5	411.4	473.2	489.6	453.3	15.4	16.6	12.4	3.3	(7.3)
Aged 55-64	191.2	206.8	241.5	311.5	387.1	443.8	3.1	6.9	14.0	15.1	11.3
Aged 65-74	138.6	159.7	172.9	186.4	218.0	280.5	4.2	2.6	2.7	6.3	12.5
Aged 75+	94.1	115.5	139.6	163.1	183.5	204.4	4.3	4.8	4.7	4.1	4.2
Total households	929.6	1,011.9	1,076.8	1,141.0	1,201.9	1,255.6	16.5	13.0	12.8	12.2	10.7
Aged 15-24	61.3	59.1	62.8	67.5	66.7	64.1	(0.4)	0.7	0.9	(0.2)	(0.5)
Aged 25-34	242.9	210.2	181.8	180.5	190.8	196.7	(6.5)	(5.7)	(0.3)	2.1	1.2
Aged 35-44	230.8	268.4	266.1	231.6	206.0	204.4	7.5	(0.5)	(6.9)	(5.1)	(0.3)
Aged 45-54	141.5	186.4	233.5	265.2	266.3	236.5	9.0	9.4	6.3	0.2	(6.0)
Aged 55-64	110.6	120.3	140.1	181.1	225.1	255.5	1.9	4.0	8.2	8.8	6.1
Aged 65-74	86.0	100.4	109.0	117.2	136.7	176.0	2.9	1.7	1.6	3.9	7.9
Aged 75+	56.5	67.2	83.6	98.1	110.4	122.4	2.1	3.3	2.9	2.5	2.4
Family households	672.1	723.0	757.2	788.6	816.3	837.4	10.2	6.8	6.3	5.5	4.2
Non-family households	257.4	288.9	319.6	352.4	385.6	418.2	6.3	6.1	6.6	6.6	6.5
Owners	594.6	662.0	713.2	759.1	802.6	842.2	13.5	10.2	9.2	8.7	7.9
Single-detached	505.6	564.4	608.9	647.4	683.4	716.6	11.8	8.9	7.7	7.2	6.6
Apartment	10.4	11.9	13.2	14.5	15.9	17.3	0.3	0.3	0.3	0.3	0.3
Other multiple unit	45.1	50.0	53.8	57.7	61.4	64.4	1.0	0.8	0.8	0.7	0.6
Renters	335.0	349.9	363.6	381.9	399.3	413.4	3.0	2.7	3.7	3.5	2.8
Single-detached	73.2	76.0	78.0	80.6	82.8	84.0	0.6	0.4	0.5	0.4	0.2
Apartment	171.3	181.3	191.4	203.8	215.8	226.9	2.0	2.0	2.5	2.4	2.2
Other multiple unit	84.0	86.1	87.7	90.8	93.6	95.3	0.4	0.3	0.6	0.6	0.3
Single-detached	578.9	640.4	686.8	728.0	766.3	800.6	12.3	9.3	8.2	7.7	6.9
Apartment	181.6	193.2	204.6	218.3	231.7	244.2	2.3	2.3	2.7	2.7	2.5
Other multiple unit	129.2	136.1	141.5	148.4	155.0	159.7	1.4	1.1	1.4	1.3	0.9
Moveable dwelling	39.9	42.2	43.9	46.3	49.0	51.0	0.5	0.3	0.5	0.5	0.4

Source: The Long Term Housing Outlook: CMHC

Source: The Long Term Housing Outlook; CMHC

ALTA-CL

## Central Migration -- Medium Household Formation

CM

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	2,601.3	2,779.1	2,906.5	3,024.7	3,135.5	3,235.6	35.6	25.5	23.6	22.2	20.0
Aged 0-14	610.9	622.1	596.5	574.5	567.2	572.2	2.2	(5.1)	(4.4)	(1.5)	1.0
Aged 15-24	385.7	389.9	419.5	434.7	424.0	405.8	0.8	5.9	3.0	(2.1)	(3.7)
Aged 25-34	508.1	463.7	417.8	415.4	439.4	452.5	(8.9)	(9.2)	(0.5)	4.8	2.6
Aged 35-44	421.1	492.9	507.4	465.8	426.6	423.2	14.4	2.9	(8.3)	(7.8)	(0.7)
Aged 45-54	251.6	328.5	411.4	473.2	489.6	453.3	15.4	16.6	12.4	3.3	(7.3)
Aged 55-64	191.2	206.8	241.5	311.5	387.1	443.8	3.1	6.9	14.0	15.1	11.3
Aged 65-74	138.6	159.7	172.9	186.4	218.0	280.5	4.2	2.6	2.7	6.3	12.5
Aged 75+	94.1	115.5	139.6	163.1	183.5	204.4	4.3	4.8	4.7	4.1	4.2
Total households	929.6	1,011.9	1,081.2	1,151.3	1,217.5	1,276.2	16.5	13.9	14.0	13.2	11.7
Aged 15-24	61.3	59.1	62.8	67.5	66.7	64.1	(0.4)	0.7	0.9	(0.2)	(0.5)
Aged 25-34	242.9	210.2	183.4	181.9	192.2	198.3	(6.5)	(5.4)	(0.3)	2.1	1.2
Aged 35-44	230.8	268.4	268.2	236.9	212.9	211.0	7.5	(0.0)	(6.3)	(4.8)	(0.4)
Aged 45-54	141.5	186.4	234.1	267.1	270.4	243.3	9.0	9.5	6.6	0.7	(5.4)
Aged 55-64	110.6	120.3	140.7	182.2	227.0	258.6	1.9	4.1	8.3	9.0	6.3
Aged 65-74	86.0	100.4	109.5	118.1	138.2	178.3	2.9	1.8	1.7	4.0	8.0
Aged 75+	56.5	67.2	82.6	97.5	110.2	122.6	2.1	3.1	3.0	2.5	2.5
Family households	672.1	723.0	759.7	794.2	824.6	848.2	10.2	7.3	6.9	6.1	4.7
Non-family households	257.4	288.9	321.5	357.1	392.9	427.9	6.3	6.5	7.1	7.2	7.0
Owners	594.6	662.0	715.8	765.6	812.7	855.7	13.5	10.8	10.0	9.4	8.6
Single-detached	505.6	564.4	611.0	652.8	691.8	727.9	11.8	9.3	8.4	7.8	7.2
Apartment	10.4	11.9	13.3	14.7	16.1	17.6	0.3	0.3	0.3	0.3	0.3
Other multiple unit	45.1	50.0	54.1	58.2	62.3	65.6	1.0	0.8	0.8	0.8	0.7
Renters	335.0	349.9	365.4	385.7	404.8	420.4	3.0	3.1	4.1	3.8	3.1
Single-detached	73.2	76.0	78.3	81.3	83.9	85.4	0.6	0.5	0.6	0.5	0.3
Apartment	171.3	181.3	192.3	205.9	219.0	231.1	2.0	2.2	2.7	2.6	2.4
Other multiple unit	84.0	86.1	88.1	91.6	94.7	96.7	0.4	0.4	0.7	0.6	0.4
Single-detached	578.9	640.4	689.3	734.1	775.7	813.3	12.3	9.8	9.0	8.3	7.5
Apartment	181.6	193.2	205.6	220.6	235.2	248.7	2.3	2.5	3.0	2.9	2.7
Other multiple unit	129.2	136.1	142.2	149.8	157.0	162.3	1.4	1.2	1.5	1.4	1.1
Moveable dwelling	39.9	42.2	44.1	46.8	49.6	51.9	0.5	0.4	0.5	0.6	0.5

Source: The Long Term Housing Outlook; CMHC

ALTA-CM

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)				Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	2,601.3	2,779.1	2,906.5	3,024.7	3,135.5	3,235.6	35.6	25.5	23.6	22.2	20.0
Aged 0-14	610.9	622.1	596.5	574.5	567.2	572.2	2.2	(5.1)	(4.4)	(1.5)	1.0
Aged 15-24	385.7	389.9	419.5	434.7	424.0	405.8	0.8	5.9	3.0	(2.1)	(3.7)
Aged 25-34	508.1	463.7	417.8	415.4	439.4	452.5	(8.9)	(9.2)	(0.5)	4.8	2.6
Aged 35-44	421.1	492.9	507.4	465.8	426.6	423.2	14.4	2.9	(8.3)	(7.8)	(0.7)
Aged 45-54	251.6	328.5	411.4	473.2	489.6	453.3	15.4	16.6	12.4	3.3	(7.3)
Aged 55-64	191.2	206.8	241.5	311.5	387.1	443.8	3.1	6.9	14.0	15.1	11.3
Aged 65-74	138.6	159.7	172.9	186.4	218.0	280.5	4.2	2.6	2.7	6.3	12.5
Aged 75+	94.1	115.5	139.6	163.1	183.5	204.4	4.3	4.8	4.7	4.1	4.2
Total households	929.6	1,011.9	1,085.2	1,160.4	1,231.0	1,294.0	16.5	14.7	15.0	14.1	12.6
Aged 15-24	61.3	59.1	62.8	67.5	66.7	64.1	(0.4)	0.7	0.9	(0.2)	(0.5)
Aged 25-34	242.9	210.2	184.7	183.1	193.5	199.7	(6.5)	(5.1)	(0.3)	2.1	1.2
Aged 35-44	230.8	268.4	270.2	241.5	218.4	216.5	7.5	0.4	(5.7)	(4.6)	(0.4)
Aged 45-54	141.5	186.4	234.7	268.9	273.9	248.9	9.0	9.7	6.8	1.0	(5.0)
Aged 55-64	110.6	120.3	141.2	183.4	228.9	261.6	1.9	4.2	8.4	9.1	6.5
Aged 65-74	86.0	100.4	110.0	119.1	139.7	180.5	2.9	1.9	1.8	4.1	8.2
Aged 75+	56.5	67.2	81.5	97.0	109.9	122.7	2.1	2.9	3.1	2.6	2.6
Family households	672.1	723.0	762.0	799.3	831.9	857.8	10.2	7.8	7.5	6.5	5.2
Non-family households	257.4	288.9	323.2	361.1	399.1	436.2	6.3	6.9	7.6	7.6	7.4
Owners	594.6	662.0	718.2	771.4	821.5	867.6	13.5	11.2	10.6	10.0	9.2
Single-detached	505.6	564.4	612.9	657.6	699.2	737.8	11.8	9.7	8.9	8.3	7.7
Apartment	10.4	11.9	13.3	14.8	16.3	17.9	0.3	0.3	0.3	0.3	0.3
Other multiple unit	45.1	50.0	54.3	58.7	63.0	66.5	1.0	0.9	0.9	0.9	0.7
Renters	335.0	349.9	367.0	389.0	409.5	426.4	3.0	3.4	4.4	4.1	3.4
Single-detached	73.2	76.0	78.7	82.0	84.8	86.5	0.6	0.5	0.7	0.6	0.3
Apartment	171.3	181.3	193.2	207.8	221.7	234.6	2.0	2.4	2.9	2.8	2.6
Other multiple unit	84.0	86.1	88.5	92.3	95.7	98.0	0.4	0.5	0.8	0.7	0.4
Single-detached	578.9	640.4	691.6	739.6	784.0	824.3	12.3	10.2	9.6	8.9	8.1
Apartment	181.6	193.2	206.5	222.6	238.1	252.5	2.3	2.7	3.2	3.1	2.9
Other multiple unit	129.2	136.1	142.8	151.1	158.8	164.5	1.4	1.3	1.6	1.5	1.1
Moveable dwelling	39.9	42.2	44.3	47.2	50.2	52.6	0.5	0.4	0.6	0.6	0.5
Source: The Long Term Housing Outlook: CMHC											

Source: The Long Term Housing Outlook; CMHC

ALTA-CH



## Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	
Total population	2,601.3	2,779.1	2,985.9	3,208.0	3,435.2	3,661.0	35.6	41.4	44.4	45.4	45.2
Aged 0-14	610.9	622.1	615.4	617.6	636.6	668.7	2.2	(1.3)	0.4	3.8	6.4
Aged 15-24	385.7	390.2	436.0	467.9	472.5	469.4	0.9	9.2	6.4	0.9	(0.6)
Aged 25-34	508.1	463.7	435.9	455.3	501.3	534.5	(8.9)	(5.6)	3.9	9.2	6.6
Aged 35-44	421.1	493.5	524.2	501.6	480.9	498.9	14.5	6.2	(4.5)	(4.1)	3.6
Aged 45-54	251.6	328.5	418.6	495.2	530.7	511.5	15.4	18.0	15.3	7.1	(3.8)
Aged 55-64	191.2	206.3	242.2	316.9	402.5	475.0	3.0	7.2	14.9	17.1	14.5
Aged 65-74	138.6	159.5	173.6	188.9	223.6	292.5	4.2	2.8	3.1	6.9	13.8
Aged 75+	94.1	115.3	139.9	164.6	187.0	210.5	4.3	4.9	5.0	4.5	4.7
Total households	929.6	1,011.8	1,101.3	1,199.4	1,299.7	1,397.4	16.4	17.9	19.6	20.1	19.5
Aged 15-24	61.3	59.1	65.5	73.0	74.7	74.3	(0.4)	1.3	1.5	0.3	(0.1)
Aged 25-34	242.9	210.2	189.7	197.8	217.7	232.4	(6.5)	(4.1)	1.6	4.0	3.0
Aged 35-44	230.8	268.7	274.9	249.3	232.2	240.9	7.6	1.2	(5.1)	(3.4)	1.7
Aged 45-54	141.5	186.4	237.6	277.4	288.5	266.8	9.0	10.2	8.0	2.2	(4.4)
Aged 55-64	110.6	120.0	140.5	184.2	234.0	273.4	1.9	4.1	8.7	10.0	7.9
Aged 65-74	86.0	100.3	109.4	118.8	140.2	183.6	2.9	1.8	1.9	4.3	8.7
Aged 75+	56.5	67.1	83.8	99.0	112.5	126.1	2.1	3.3	3.0	2.7	2.7
Family households	672.1	723.0	775.1	831.0	886.8	938.6	10.2	10.4	11.2	11.2	10.4
Non-family households	257.4	288.8	326.2	368.5	412.9	458.8	6.3	7.5	8.4	8.9	9.2
Owners	594.6	661.9	727.4	794.2	863.0	931.7	13.5	13.1	13.4	13.8	13.7
Single-detached	505.6	564.3	620.9	677.1	734.5	792.3	11.7	11.3	11.2	11.5	11.6
Apartment	10.4	11.9	13.4	15.1	16.9	18.9	0.3	0.3	0.3	0.4	0.4
Other multiple unit	45.1	50.0	55.0	60.5	66.2	71.5	1.0	1.0	1.1	1.1	1.1
Renters	335.0	349.9	373.9	405.2	436.7	465.7	3.0	4.8	6.3	6.3	5.8
Single-detached	73.2	76.0	80.3	85.8	91.2	95.6	0.6	0.9	1.1	1.1	0.9
Apartment	171.3	181.3	196.5	215.4	234.6	253.5	2.0	3.0	3.8	3.9	3.8
Other multiple unit	84.0	86.1	90.4	96.8	103.1	108.5	0.4	0.9	1.3	1.3	1.1
Single-detached	578.9	640.3	701.1	762.9	825.7	887.9	12.3	12.2	12.3	12.6	12.5
Apartment	181.6	193.2	209.9	230.4	251.5	272.3	2.3	3.3	4.1	4.2	4.2
Other multiple unit	129.2	136.1	145.4	157.2	169.3	179.9	1.4	1.9	2.4	2.4	2.1
Moveable dwelling	39.9	42.2	45.0	48.9	53.2	57.2	0.5	0.6	0.8	0.9	0.8
Source: The Long Term Household Projections 2011-2036											

Source: The Long Term Housing Outlook; CMHC

ALTA-WL

# ALBERTA

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)				Average Annual Change ('000)				WM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2006-2011
Total population	2,601.3	2,779.1	2,985.9	3,208.0	3,435.2	3,661.0	35.6	41.4	45.4
Aged 0-14	610.9	622.1	615.4	617.6	636.6	668.7	2.2	(1.3)	3.8
Aged 15-24	385.7	390.2	436.0	467.9	472.5	469.4	0.9	9.2	0.9
Aged 25-34	508.1	463.7	435.9	455.3	501.3	534.5	(8.9)	(5.6)	9.2
Aged 35-44	421.1	493.5	524.2	501.6	480.9	498.9	14.5	6.2	(4.1)
Aged 45-54	251.6	328.5	418.6	495.2	530.7	511.5	15.4	18.0	15.3
Aged 55-64	191.2	206.3	242.2	316.9	402.5	475.0	3.0	7.2	7.1
Aged 65-74	138.6	159.5	173.6	188.9	223.6	292.5	4.2	2.8	17.1
Aged 75+	94.1	115.3	139.9	164.6	187.0	210.5	4.3	4.9	6.9
Total households	929.6	1,011.8	1,105.9	1,210.4	1,316.8	1,420.7	16.4	18.8	21.3
Aged 15-24	61.3	59.1	65.5	73.0	74.7	74.3	(0.4)	1.3	0.3
Aged 25-34	242.9	210.2	191.3	199.3	219.4	234.3	(6.5)	(3.8)	4.0
Aged 35-44	230.8	268.7	277.1	255.1	239.9	248.8	7.6	1.7	(3.0)
Aged 45-54	141.5	186.4	238.2	279.5	293.0	274.5	9.0	10.4	2.7
Aged 55-64	110.6	120.0	141.1	185.4	236.0	276.7	1.9	4.2	10.1
Aged 65-74	86.0	100.3	110.0	119.7	141.7	185.9	2.9	1.9	4.4
Aged 75+	56.5	67.1	82.8	98.5	112.2	126.2	2.1	3.1	2.7
Family households	672.1	723.0	777.7	837.0	896.0	951.1	10.2	10.9	11.8
Non-family households	257.4	288.8	328.3	373.4	420.9	469.6	6.3	7.9	9.5
Owners	594.6	661.9	730.1	801.1	874.1	947.0	13.5	13.6	14.6
Single-detached	505.6	564.3	623.0	682.8	743.7	805.1	11.7	11.7	12.2
Apartment	10.4	11.9	13.5	15.2	17.2	19.2	0.3	0.3	0.4
Other multiple unit	45.1	50.0	55.2	61.1	67.1	72.8	1.0	1.0	1.2
Renters	335.0	349.9	375.8	409.3	442.8	473.7	3.0	5.2	6.7
Single-detached	73.2	76.0	80.7	86.6	92.4	97.2	0.6	0.9	1.1
Apartment	171.3	181.3	197.5	217.7	238.1	258.2	2.0	3.2	4.1
Other multiple unit	84.0	86.1	90.8	97.7	104.4	110.1	0.4	1.0	1.4
Single-detached	578.9	640.3	703.7	769.4	836.0	902.3	12.3	12.7	13.3
Apartment	181.6	193.2	211.0	232.9	255.3	277.4	2.3	3.6	4.5
Other multiple unit	129.2	136.1	146.1	158.7	171.6	182.9	1.4	2.0	2.6
Moveable dwelling	39.9	42.2	45.2	49.4	54.0	58.2	0.5	0.6	0.9

Source: The Long Term Housing Outlook; CMHC

ALTA-WM

Western Migration -- High Household Formation

WH

	Annual Totals ('000)					Average Annual Change ('000)				
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2011		
								1996-2001	2001-2006	2006-2011
Total population	2,601.3	2,779.1	2,985.9	3,208.0	3,435.2	3,661.0	35.6	41.4	44.4	45.4
Aged 0-14	610.9	622.1	615.4	617.6	636.6	668.7	2.2	(1.3)	0.4	3.8
Aged 15-24	385.7	390.2	436.0	467.9	472.5	469.4	0.9	9.2	6.4	0.9
Aged 25-34	508.1	463.7	435.9	455.3	501.3	534.5	(8.9)	(5.6)	3.9	9.2
Aged 35-44	421.1	493.5	524.2	501.6	480.9	498.9	14.5	6.2	(4.5)	(4.1)
Aged 45-54	251.6	328.5	418.6	495.2	530.7	511.5	15.4	18.0	15.3	7.1
Aged 55-64	191.2	206.3	242.2	316.9	402.5	475.0	3.0	7.2	14.9	17.1
Aged 65-74	138.6	159.5	173.6	188.9	223.6	292.5	4.2	2.8	3.1	6.9
Aged 75+	94.1	115.3	139.9	164.6	187.0	210.5	4.3	4.9	5.0	4.5
Total households	929.6	1,011.8	1,110.1	1,220.1	1,331.7	1,440.8	16.4	19.7	22.0	22.3
Aged 15-24	61.3	59.1	65.5	73.0	74.7	74.3	(0.4)	1.3	1.5	0.3
Aged 25-34	242.9	210.2	192.8	200.7	220.8	235.9	(6.5)	(3.5)	1.6	4.0
Aged 35-44	230.8	268.7	279.1	259.9	246.2	255.2	7.6	2.1	(3.8)	(2.8)
Aged 45-54	141.5	186.4	238.8	281.3	296.8	280.8	9.0	10.5	8.5	3.1
Aged 55-64	110.6	120.0	141.6	186.6	238.0	280.0	1.9	4.3	9.0	10.3
Aged 65-74	86.0	100.3	110.5	120.7	143.3	188.3	2.9	2.0	2.0	4.5
Aged 75+	56.5	67.1	81.7	97.9	111.9	126.4	2.1	2.9	3.2	2.8
Family households	672.1	723.0	780.1	842.4	904.2	962.0	10.2	11.4	12.5	12.3
Non-family households	257.4	288.8	330.0	377.6	427.6	478.8	6.3	8.2	9.5	10.0
Owners	594.6	661.9	732.6	807.3	883.8	960.3	13.5	14.1	14.9	15.3
Single-detached	505.6	564.3	625.1	687.9	751.8	816.3	11.7	12.2	12.6	12.8
Apartment	10.4	11.9	13.6	15.4	17.4	19.5	0.3	0.3	0.4	0.4
Other multiple unit	45.1	50.0	55.5	61.6	68.0	73.9	1.0	1.1	1.2	1.3
Renters	335.0	349.9	377.5	412.8	448.0	480.5	3.0	5.5	7.1	7.0
Single-detached	73.2	76.0	81.0	87.3	93.4	98.4	0.6	1.0	1.3	1.2
Apartment	171.3	181.3	198.3	219.6	241.1	262.1	2.0	3.4	4.3	4.3
Other multiple unit	84.0	86.1	91.2	98.4	105.5	111.5	0.4	1.0	1.4	1.4
Single-detached	578.9	640.3	706.1	775.3	845.2	914.8	12.3	13.2	13.8	14.0
Apartment	181.6	193.2	211.9	235.0	258.5	281.6	2.3	3.7	4.6	4.7
Other multiple unit	129.2	136.1	146.7	160.0	173.5	185.4	1.4	2.1	2.7	2.7
Moveable dwelling	39.9	42.2	45.4	49.8	54.6	59.0	0.5	0.6	0.9	1.0

Source: The Long Term Housing Outlook; CMHC

ALTA-WH



# BRITISH COLUMBIA

## Central Migration -- Low Household Formation

CL

### Annual Totals ('000)

	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	Average Annual Change ('000)	2006-2011	2011-2016
Total population	3,379.8	3,863.8	4,245.7	4,558.3	4,847.9	5,133.1	96.8	76.4	62.5	57.9	57.0
Aged 0-14	677.5	750.9	786.0	797.1	803.1	823.9	14.7	7.0	2.2	1.2	4.1
Aged 15-24	460.6	507.9	552.1	592.4	613.5	619.8	9.5	8.8	8.1	4.2	1.3
Aged 25-34	591.8	628.6	618.0	616.5	648.5	685.7	7.4	(2.1)	(0.3)	6.4	7.5
Aged 35-44	556.9	653.0	721.8	720.3	693.2	692.2	19.2	13.7	(0.3)	(5.4)	(0.2)
Aged 45-54	367.8	502.0	617.9	699.6	757.9	753.8	26.8	23.2	16.3	11.6	(0.8)
Aged 55-64	298.1	328.1	393.2	513.4	622.3	702.6	6.0	13.0	24.0	21.8	16.1
Aged 65-74	253.0	279.3	293.7	316.7	375.9	486.8	5.3	2.9	4.6	11.9	22.2
Aged 75+	174.1	214.1	263.0	302.3	333.5	368.4	8.0	9.8	7.8	6.2	7.0
Total households	1,277.6	1,459.5	1,604.7	1,732.2	1,856.3	1,979.0	36.4	29.0	25.5	24.8	24.5
Aged 15-24	64.2	69.6	73.6	80.5	83.5	85.6	1.1	0.8	1.4	0.6	0.4
Aged 25-34	269.6	270.2	257.5	256.0	268.9	284.7	0.1	(2.5)	(0.3)	2.6	3.2
Aged 35-44	302.9	345.7	362.2	342.9	322.8	321.8	8.6	3.3	(3.9)	(4.0)	(0.2)
Aged 45-54	208.5	285.1	346.0	381.0	395.7	377.8	15.3	12.2	7.0	2.9	(3.6)
Aged 55-64	171.1	189.4	226.2	294.4	352.9	389.6	3.7	7.3	13.6	11.7	7.3
Aged 65-74	153.9	171.6	181.2	194.9	230.5	297.6	3.5	1.9	2.7	7.1	13.4
Aged 75+	107.3	127.9	158.1	182.5	202.0	221.9	4.1	6.0	4.9	3.9	4.0
Family households	889.6	1,004.5	1,093.7	1,166.8	1,233.1	1,293.6	23.0	17.8	14.6	13.3	12.1
Non-family households	388.0	454.9	511.0	565.5	623.2	685.4	13.4	11.2	10.9	11.5	12.4
Owners	813.5	936.9	1,041.8	1,132.7	1,219.0	1,302.8	24.7	21.0	18.2	17.3	16.8
Single-detached	641.0	737.9	819.8	889.6	953.8	1,014.3	19.4	16.4	13.9	12.8	12.1
Apartment	62.3	72.5	81.6	90.4	100.2	111.6	2.0	1.8	1.8	2.0	2.3
Other multiple unit	69.1	79.4	88.1	95.9	103.3	110.2	2.1	1.7	1.5	1.5	1.4
Renters	464.0	522.6	562.9	599.5	637.2	676.1	11.7	8.1	7.3	7.6	7.8
Single-detached	104.3	116.2	123.5	129.7	135.6	140.6	2.4	1.5	1.2	1.2	1.0
Apartment	255.8	291.1	317.1	341.1	366.5	394.3	7.1	5.2	4.8	5.1	5.6
Other multiple unit	96.0	106.5	112.9	118.8	124.8	130.4	2.1	1.3	1.2	1.2	1.1
Single-detached	745.3	854.1	943.3	1,019.3	1,089.3	1,154.9	21.8	17.9	15.2	14.0	13.1
Apartment	318.1	363.6	398.8	431.5	466.7	505.9	9.1	7.0	6.5	7.0	7.8
Other multiple unit	165.0	185.9	201.1	214.7	228.1	240.6	4.2	3.0	2.7	2.7	2.5
Moveable dwelling	49.1	55.9	61.5	66.7	72.2	77.7	1.4	1.1	1.0	1.1	1.1

Source: The Long Term Housing Outlook; CMHC

BC-CL

	Annual Totals ('000)					Average Annual Change ('000)						
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	CM
Total population	3,379.8	3,863.8	4,245.7	4,558.3	4,847.9	5,133.1	96.8	76.4	62.5	57.9	57.0	
Aged 0-14	677.5	750.9	786.0	797.1	803.1	823.9	14.7	7.0	2.2	1.2	4.1	
Aged 15-24	460.6	507.9	552.1	592.4	613.5	619.8	9.5	8.8	8.1	4.2	1.3	
Aged 25-34	591.8	628.6	618.0	616.5	648.5	685.7	7.4	(2.1)	(0.3)	6.4	7.5	
Aged 35-44	556.9	653.0	721.8	720.3	693.2	692.2	19.2	13.7	(0.3)	(5.4)	(0.2)	
Aged 45-54	367.8	502.0	617.9	699.6	757.9	753.8	26.8	23.2	16.3	11.6	(0.8)	
Aged 55-64	298.1	328.1	393.2	513.4	622.3	702.6	6.0	13.0	24.0	21.8	16.1	
Aged 65-74	253.0	279.3	293.7	316.7	375.9	486.8	5.3	2.9	4.6	11.9	22.2	
Aged 75+	174.1	214.1	263.0	302.3	333.5	368.4	8.0	9.8	7.8	6.2	7.0	
Total households	1,277.6	1,459.5	1,613.8	1,753.7	1,889.9	2,024.4	36.4	30.9	28.0	27.2	26.9	
Aged 15-24	64.2	69.6	73.6	80.5	83.5	85.6	1.1	0.8	1.4	0.6	0.4	
Aged 25-34	269.6	270.2	258.7	257.1	270.0	285.8	0.1	(2.3)	(0.3)	2.6	3.2	
Aged 35-44	302.9	345.7	366.2	351.6	333.0	331.9	8.6	4.1	(2.9)	(3.7)	(0.2)	
Aged 45-54	208.5	285.1	347.8	385.7	405.1	391.6	15.3	12.5	7.6	3.9	(2.7)	
Aged 55-64	171.1	189.4	228.0	298.3	359.2	398.9	3.7	7.7	14.0	12.2	7.9	
Aged 65-74	153.9	171.6	182.6	198.0	235.6	305.3	3.5	2.2	3.1	7.5	13.9	
Aged 75+	107.3	127.9	156.7	182.6	203.5	225.2	4.1	5.8	5.2	4.2	4.3	
Family households	889.6	1,004.5	1,092.8	1,166.8	1,234.6	1,296.5	23.0	17.7	14.8	13.6	12.4	
Non-family households	388.0	454.9	521.0	586.9	655.2	727.9	13.4	13.2	13.2	13.7	14.5	
Owners	813.5	936.9	1,045.4	1,142.6	1,235.6	1,326.2	24.7	21.7	19.4	18.6	18.1	
Single-detached	641.0	737.9	821.9	895.6	964.2	1,029.2	19.4	16.8	14.7	13.7	13.0	
Apartment	62.3	72.5	82.4	92.3	103.2	115.7	2.0	2.0	2.0	2.2	2.5	
Other multiple unit	69.1	79.4	88.6	97.0	105.1	112.6	2.1	1.8	1.7	1.6	1.5	
Renters	464.0	522.6	568.4	611.1	654.3	698.2	11.7	9.2	8.5	8.6	8.8	
Single-detached	104.3	116.2	124.3	131.3	137.8	143.5	2.4	1.6	1.4	1.3	1.1	
Apartment	255.8	291.1	321.0	349.4	378.8	410.3	7.1	6.0	5.7	5.9	6.3	
Other multiple unit	96.0	106.5	113.7	120.4	127.0	133.3	2.1	1.4	1.3	1.3	1.2	
Single-detached	745.3	854.1	946.1	1,026.9	1,102.1	1,172.7	21.8	18.4	16.1	15.0	14.1	
Apartment	318.1	363.6	403.4	441.7	482.0	526.0	9.1	8.0	7.7	8.1	8.8	
Other multiple unit	165.0	185.9	202.3	217.4	232.1	245.9	4.2	3.3	3.0	3.0	2.8	
Moveable dwelling	49.1	55.9	62.0	67.7	73.7	79.8	1.4	1.2	1.2	1.2	1.2	BC-CM

	Annual Totals ('000)					Average Annual Change ('000)					2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	
Total population	3,379.8	3,863.8	4,245.7	4,558.3	4,847.9	5,133.1	96.8	76.4	62.5	57.9	57.0
Aged 0-14	677.5	750.9	786.0	797.1	803.1	823.9	14.7	7.0	2.2	1.2	4.1
Aged 15-24	460.6	507.9	552.1	592.4	613.5	619.8	9.5	8.8	8.1	4.2	1.3
Aged 25-34	591.8	628.6	618.0	616.5	648.5	685.7	7.4	(2.1)	(0.3)	6.4	7.5
Aged 35-44	556.9	653.0	721.8	720.3	693.2	692.2	19.2	13.7	(0.3)	(5.4)	(0.2)
Aged 45-54	367.8	502.0	617.9	699.6	757.9	753.8	26.8	23.2	16.3	11.6	(0.8)
Aged 55-64	298.1	328.1	393.2	513.4	622.3	702.6	6.0	13.0	24.0	21.8	16.1
Aged 65-74	253.0	279.3	293.7	316.7	375.9	486.8	5.3	2.9	4.6	11.9	22.2
Aged 75+	174.1	214.1	263.0	302.3	333.5	368.4	8.0	9.8	7.8	6.2	7.0
Total households	1,277.6	1,459.5	1,622.2	1,773.6	1,920.7	2,065.8	36.4	32.6	30.3	29.4	29.0
Aged 15-24	64.2	69.6	73.6	80.5	83.5	85.6	1.1	0.8	1.4	0.6	0.4
Aged 25-34	269.6	270.2	259.8	258.0	270.9	286.8	0.1	(2.1)	(0.3)	2.6	3.2
Aged 35-44	302.9	345.7	369.9	359.1	341.7	340.6	8.6	4.8	(2.2)	(3.5)	(0.2)
Aged 45-54	208.5	285.1	349.6	390.1	413.4	403.4	15.3	12.9	8.1	4.7	(2.0)
Aged 55-64	171.1	189.4	229.9	302.2	365.4	407.9	3.7	8.1	14.4	12.7	8.5
Aged 65-74	153.9	171.6	184.1	201.0	240.7	313.1	3.5	2.5	3.4	7.9	14.5
Aged 75+	107.3	127.9	155.3	182.6	205.0	228.5	4.1	5.5	5.5	4.5	4.7
Family households	889.6	1,004.5	1,092.0	1,167.0	1,236.3	1,299.3	23.0	17.5	15.0	13.9	12.6
Non-family households	388.0	454.9	530.2	606.6	684.4	766.5	13.4	15.1	15.3	15.6	16.4
Owners	813.5	936.9	1,048.8	1,152.0	1,251.2	1,347.9	24.7	22.4	20.6	19.8	19.3
Single-detached	641.0	737.9	823.8	901.4	974.1	1,043.2	19.4	17.2	15.5	14.5	13.8
Apartment	62.3	72.5	83.2	94.1	106.0	119.6	2.0	2.1	2.2	2.4	2.7
Other multiple unit	69.1	79.4	89.0	98.0	106.7	114.9	2.1	1.9	1.8	1.7	1.6
Renters	464.0	522.6	573.4	621.6	669.6	717.9	11.7	10.2	9.6	9.6	9.7
Single-detached	104.3	116.2	125.0	132.7	139.9	146.0	2.4	1.8	1.5	1.4	1.2
Apartment	255.8	291.1	324.5	357.0	389.8	424.7	7.1	6.7	6.5	6.6	7.0
Other multiple unit	96.0	106.5	114.4	121.8	129.1	135.8	2.1	1.6	1.5	1.5	1.4
Single-detached	745.3	854.1	948.8	1,034.1	1,114.0	1,189.2	21.8	18.9	17.1	16.0	15.0
Apartment	318.1	363.6	407.7	451.0	495.8	544.3	9.1	8.8	8.7	9.0	9.7
Other multiple unit	165.0	185.9	203.4	219.8	235.8	250.7	4.2	3.5	3.3	3.2	3.0
Moveable dwelling	49.1	55.9	62.4	68.7	75.2	81.7	1.4	1.3	1.3	1.3	1.3
Source: The Long Term Housing Outlook; CMHC											
BC-CH											

Source: The Long Term Housing Outlook; CMHC

BC-CH



BRITISH COLUMBIA

Western Migration -- Low Household Formation

WL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	3,379.8	3,863.8	4,334.2	4,761.9	5,158.4	5,533.2	96.8	94.1	85.6	79.3	75.0
Aged 0-14	677.5	751.7	810.8	850.5	878.9	914.9	14.8	11.8	7.9	5.7	7.2
Aged 15-24	460.6	507.9	565.4	620.1	655.3	673.0	9.5	11.5	10.9	7.0	3.5
Aged 25-34	591.8	629.2	643.8	667.6	714.9	759.8	7.5	2.9	4.8	9.5	9.0
Aged 35-44	556.9	652.7	736.9	759.5	755.3	772.2	19.2	16.8	4.5	(0.8)	3.4
Aged 45-54	367.8	501.8	623.5	717.9	794.2	808.0	26.8	24.3	18.9	15.3	2.7
Aged 55-64	298.1	328.0	397.4	524.5	642.3	734.8	6.0	13.9	25.4	23.6	18.5
Aged 65-74	253.0	278.7	293.7	319.8	383.6	500.1	5.2	3.0	5.2	12.8	23.3
Aged 75+	174.1	213.8	262.6	302.0	333.9	370.5	7.9	9.8	7.9	6.4	7.3
Total households	1,277.6	1,459.0	1,630.4	1,794.1	1,953.6	2,108.3	36.3	34.3	32.7	31.9	31.0
Aged 15-24	64.2	69.7	75.8	84.5	89.2	92.7	1.1	1.2	1.7	0.9	0.7
Aged 25-34	269.6	270.4	268.2	277.3	296.6	315.5	0.2	(0.5)	1.8	3.9	3.8
Aged 35-44	302.9	345.5	369.7	361.5	351.6	358.9	8.5	4.8	(1.6)	(2.0)	1.5
Aged 45-54	208.5	285.0	349.2	390.9	414.6	404.9	15.3	12.8	8.3	4.7	(1.9)
Aged 55-64	171.1	189.4	228.6	300.7	364.2	407.5	3.7	7.8	14.4	12.7	8.7
Aged 65-74	153.9	171.3	181.2	196.8	235.2	305.7	3.5	2.0	3.1	7.7	14.1
Aged 75+	107.3	127.7	157.8	182.4	202.3	223.1	4.1	6.0	4.9	4.0	4.2
Family households	889.6	1,004.2	1,112.1	1,211.0	1,302.4	1,385.1	22.9	21.6	19.8	18.3	16.5
Non-family households	388.0	454.8	518.4	583.1	651.1	723.2	13.4	12.7	12.9	13.6	14.4
Owners	813.5	936.4	1,055.7	1,168.6	1,277.6	1,383.0	24.6	23.9	22.6	21.8	21.1
Single-detached	641.0	737.5	830.9	918.0	1,000.4	1,078.0	19.3	18.7	17.4	16.5	15.5
Apartment	62.3	72.4	82.5	92.7	104.0	116.9	2.0	2.0	2.0	2.3	2.6
Other multiple unit	69.1	79.4	89.4	99.1	108.5	117.2	2.1	2.0	1.9	1.9	1.7
Renters	464.0	522.6	574.7	625.5	675.9	725.4	11.7	10.4	10.2	10.1	9.9
Single-detached	104.3	116.2	126.4	136.1	144.9	152.4	2.4	2.0	1.9	1.8	1.5
Apartment	255.8	291.0	323.1	354.4	386.6	420.2	7.0	6.4	6.3	6.4	6.7
Other multiple unit	96.0	106.5	115.6	124.6	133.3	141.0	2.1	1.8	1.8	1.7	1.5
Single-detached	745.3	853.7	957.3	1,054.1	1,145.3	1,230.4	21.7	20.7	19.4	18.2	17.0
Apartment	318.1	363.5	405.6	447.1	490.6	537.1	9.1	8.4	8.3	8.7	9.3
Other multiple unit	165.0	185.9	205.0	223.8	241.8	258.2	4.2	3.8	3.7	3.6	3.3
Moveable dwelling	49.1	55.9	62.5	69.1	75.9	82.6	1.4	1.3	1.3	1.4	1.3

Source: The Long Term Housing Outlook; CMHC

# BRITISH COLUMBIA

## Western Migration -- Medium Household Formation

WM

	Annual Totals ('000)					Average Annual Change ('000)					WM
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	3,379.8	3,863.8	4,334.2	4,761.9	5,158.4	5,533.2	96.8	94.1	85.6	79.3	75.0
Aged 0-14	677.5	751.7	810.8	850.5	878.9	914.9	14.8	11.8	7.9	5.7	7.2
Aged 15-24	460.6	507.9	565.4	620.1	655.3	673.0	9.5	11.5	10.9	7.0	3.5
Aged 25-34	591.8	629.2	643.8	667.6	714.9	759.8	7.5	2.9	4.8	9.5	9.0
Aged 35-44	556.9	652.7	736.9	759.5	755.3	772.2	19.2	16.8	4.5	(0.8)	3.4
Aged 45-54	367.8	501.8	623.5	717.9	794.2	808.0	26.8	24.3	18.9	15.3	2.7
Aged 55-64	298.1	328.0	397.4	524.5	642.3	734.8	6.0	13.9	25.4	23.6	18.5
Aged 65-74	253.0	278.7	293.7	319.8	383.6	500.1	5.2	3.0	5.2	12.8	23.3
Aged 75+	174.1	213.8	262.6	302.0	333.9	370.5	7.9	9.8	7.9	6.4	7.3
Total households	1,277.6	1,459.0	1,639.7	1,816.4	1,989.0	2,156.7	36.3	36.1	35.4	34.5	33.5
Aged 15-24	64.2	69.7	75.8	84.5	89.2	92.7	1.1	1.2	1.7	0.9	0.7
Aged 25-34	269.6	270.4	269.4	278.4	297.7	316.8	0.2	(0.2)	1.8	3.9	3.8
Aged 35-44	302.9	345.5	373.8	370.6	362.7	370.2	8.5	5.7	(0.6)	(1.6)	1.5
Aged 45-54	208.5	285.0	351.0	395.8	424.4	419.7	15.3	13.2	9.0	5.7	(0.9)
Aged 55-64	171.1	189.4	230.5	304.7	370.7	417.2	3.7	8.2	14.8	13.2	9.3
Aged 65-74	153.9	171.3	182.7	199.9	240.4	313.6	3.5	2.3	3.4	8.1	14.6
Aged 75+	107.3	127.7	156.4	182.5	203.8	226.5	4.1	5.7	5.2	4.3	4.5
Family households	889.6	1,004.2	1,111.2	1,211.2	1,304.3	1,388.5	22.9	21.4	20.0	18.6	16.8
Non-family households	388.0	454.8	528.5	605.2	684.6	768.2	13.4	14.8	15.3	15.9	16.7
Owners	813.5	936.4	1,059.4	1,178.9	1,295.1	1,407.8	24.6	24.6	23.9	23.3	22.5
Single-detached	641.0	737.5	832.9	924.3	1,011.4	1,093.9	19.3	19.1	18.3	17.4	16.5
Apartment	62.3	72.4	83.3	94.6	107.1	121.3	2.0	2.2	2.3	2.5	2.8
Other multiple unit	69.1	79.4	89.9	100.3	110.4	119.8	2.1	2.1	2.1	2.0	1.9
Renters	464.0	522.6	580.3	637.6	693.9	748.8	11.7	11.5	11.5	11.3	11.0
Single-detached	104.3	116.2	127.2	137.7	147.4	155.5	2.4	2.2	2.1	1.9	1.6
Apartment	255.8	291.0	327.0	363.1	399.5	437.2	7.0	7.2	7.2	7.3	7.6
Other multiple unit	96.0	106.5	116.4	126.3	135.7	144.1	2.1	2.0	2.0	1.9	1.7
Single-detached	745.3	853.7	960.1	1,062.1	1,158.8	1,249.4	21.7	21.3	20.4	19.4	18.1
Apartment	318.1	363.5	410.3	457.7	506.6	558.5	9.1	9.4	9.5	9.8	10.4
Other multiple unit	165.0	185.9	206.3	226.5	246.1	263.9	4.2	4.1	4.1	3.9	3.6
Moveable dwelling	49.1	55.9	63.0	70.2	77.5	84.8	1.4	1.4	1.4	1.5	1.5

Source: The Long Term Housing Outlook; CMHC

BC-WM

	Annual Totals ('000)					Average Annual Change ('000)				WH
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	
Total population	3,379.8	3,863.8	4,334.2	4,761.9	5,158.4	5,533.2	96.8	94.1	85.6	75.0
Aged 0-14	677.5	751.7	810.8	850.5	878.9	914.9	14.8	11.8	7.9	7.2
Aged 15-24	460.6	507.9	565.4	620.1	655.3	673.0	9.5	11.5	10.9	3.5
Aged 25-34	591.8	629.2	643.8	667.6	714.9	759.8	7.5	2.9	4.8	9.0
Aged 35-44	556.9	652.7	736.9	759.5	755.3	772.2	19.2	16.8	4.5	(0.8)
Aged 45-54	367.8	501.8	623.5	717.9	794.2	808.0	26.8	24.3	18.9	2.7
Aged 55-64	298.1	328.0	397.4	524.5	642.3	734.8	6.0	13.9	25.4	18.5
Aged 65-74	253.0	278.7	293.7	319.8	383.6	500.1	5.2	3.0	5.2	23.3
Aged 75+	174.1	213.8	262.6	302.0	333.9	370.5	7.9	9.8	7.9	7.3
Total households	1,277.6	1,459.0	1,648.3	1,837.0	2,021.4	2,200.7	36.3	37.9	37.7	35.9
Aged 15-24	64.2	69.7	75.8	84.5	89.2	92.7	1.1	1.2	1.7	0.7
Aged 25-34	269.6	270.4	270.5	279.4	298.8	317.9	0.2	0.0	1.8	3.8
Aged 35-44	302.9	345.5	377.6	378.5	372.2	379.9	8.5	6.4	0.2	(1.3)
Aged 45-54	208.5	285.0	352.7	400.3	433.2	432.3	15.3	13.6	9.5	6.6
Aged 55-64	171.1	189.4	232.4	308.7	377.1	426.6	3.7	8.6	15.3	(0.2)
Aged 65-74	153.9	171.3	184.2	203.0	245.6	321.6	3.5	2.6	3.8	9.9
Aged 75+	107.3	127.7	155.0	182.5	205.3	229.8	4.1	5.5	5.5	15.2
Family households	889.6	1,004.2	1,110.4	1,211.5	1,306.3	1,391.9	22.9	21.2	20.2	4.9
Non-family households	388.0	454.8	537.9	625.5	715.1	808.8	13.4	16.6	17.5	17.1
Owners	813.5	936.4	1,062.9	1,188.5	1,311.4	1,430.9	24.6	25.3	25.1	18.8
Single-detached	641.0	737.5	834.9	930.3	1,021.8	1,108.8	19.3	19.5	19.1	23.9
Apartment	62.3	72.4	84.0	96.4	110.0	125.3	2.0	2.3	2.5	17.4
Other multiple unit	69.1	79.4	90.3	101.4	112.1	122.2	2.1	2.2	2.2	3.1
Renters	464.0	522.6	585.4	648.5	710.0	769.9	11.7	12.6	12.6	2.0
Single-detached	104.3	116.2	127.9	139.2	149.5	158.2	2.4	2.3	2.3	12.0
Apartment	255.8	291.0	330.6	370.9	411.0	452.5	7.0	7.9	8.0	1.7
Other multiple unit	96.0	106.5	117.1	127.7	137.8	146.9	2.1	2.1	2.1	8.3
Single-detached Apartment	745.3	853.7	962.9	1,069.5	1,171.4	1,267.0	21.7	21.8	21.3	1.8
Other multiple unit Moveable dwelling	318.1	363.5	414.6	467.3	521.1	577.8	9.1	10.2	10.5	20.4
	165.0	185.9	207.4	229.1	249.9	269.1	4.2	4.3	4.3	11.3
	49.1	55.9	63.4	71.1	79.0	86.9	1.4	1.5	1.6	3.8
										1.6



# YUKON

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)					CL
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	29.1	30.0	30.5	31.4	32.0	32.2	0.2	0.1	0.2	0.1	0.0
Aged 0-14	7.1	7.0	6.1	5.7	5.5	5.4	(0.0)	(0.2)	(0.1)	(0.0)	(0.0)
Aged 15-24	4.2	4.1	4.5	4.5	4.3	4.0	(0.0)	0.1	(0.0)	(0.0)	(0.1)
Aged 25-34	6.1	5.3	4.5	4.5	4.8	4.8	(0.1)	(0.2)	0.0	0.0	0.0
Aged 35-44	5.9	6.1	5.9	5.3	4.7	4.6	0.0	(0.0)	(0.1)	(0.1)	(0.0)
Aged 45-54	3.2	4.3	5.1	5.4	5.5	5.0	0.2	0.2	0.1	0.0	(0.1)
Aged 55-64	1.6	1.7	2.5	3.7	4.3	4.6	0.0	0.2	0.2	0.1	0.1
Aged 65-74	0.8	1.1	1.2	1.4	1.9	2.6	0.1	0.0	0.0	0.1	0.1
Aged 75+	0.3	0.4	0.6	0.9	1.0	1.2	0.0	0.0	0.0	0.0	0.0
Total households	10.4	11.1	11.7	12.3	12.8	13.0	0.1	0.1	0.1	0.1	0.0
Aged 15-24	0.6	0.6	0.6	0.6	0.6	0.6	(0.0)	0.0	0.0	(0.0)	(0.0)
Aged 25-34	2.9	2.6	2.0	1.9	1.9	2.0	(0.1)	(0.1)	(0.0)	0.0	0.0
Aged 35-44	3.3	3.4	3.3	2.9	2.4	2.2	0.0	(0.0)	(0.1)	(0.1)	(0.0)
Aged 45-54	1.9	2.5	3.0	3.2	3.2	2.8	0.1	0.1	0.0	0.0	(0.1)
Aged 55-64	1.0	1.1	1.5	2.2	2.6	2.8	0.0	0.1	0.1	0.1	0.0
Aged 65-74	0.5	0.7	0.8	0.9	1.3	1.8	0.0	0.0	0.0	0.1	0.1
Aged 75+	0.2	0.3	0.4	0.6	0.7	0.8	0.0	0.0	0.0	0.0	0.0
Family households	7.3	7.8	7.8	8.0	8.0	7.9	0.1	0.0	0.0	0.0	(0.0)
Non-family households	3.1	3.3	3.8	4.3	4.7	5.1	0.0	0.1	0.1	0.1	0.1
Owners	6.1	6.7	7.1	7.5	7.8	8.0	0.1	0.1	0.1	0.1	0.0
Single-detached	4.6	5.1	5.4	5.7	5.9	6.0	0.1	0.1	0.1	0.0	0.0
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.4	0.4	0.5	0.5	0.5	0.5	0.0	0.0	0.0	0.0	0.0
Renters	4.3	4.4	4.5	4.7	4.9	5.0	0.0	0.0	0.0	0.0	0.0
Single-detached	1.5	1.6	1.6	1.7	1.7	1.7	0.0	0.0	0.0	0.0	0.0
Apartment	1.3	1.3	1.4	1.5	1.6	1.7	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.2	1.2	1.2	1.3	1.3	1.3	0.0	0.0	0.0	0.0	0.0
Single-detached	6.1	6.6	7.0	7.4	7.6	7.8	0.1	0.1	0.1	0.0	0.0
Apartment	1.4	1.4	1.5	1.7	1.8	1.9	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.6	1.7	1.7	1.8	1.8	1.8	0.0	0.0	0.0	0.0	0.0
Moveable dwelling	1.3	1.3	1.4	1.5	1.5	1.5	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

YUK-CL

	1991	Annual Totals ('000)					Average Annual Change ('000)				
		1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	29.1	30.0	30.5	31.4	32.0	32.2	0.2	0.1	0.2	0.1	0.0
Aged 0-14	7.1	7.0	6.1	5.7	5.5	5.4	(0.0)	(0.2)	(0.1)	(0.0)	(0.0)
Aged 15-24	4.2	4.1	4.5	4.5	4.3	4.0	(0.0)	0.1	(0.0)	(0.0)	(0.1)
Aged 25-34	6.1	5.3	4.5	4.5	4.8	4.8	(0.1)	(0.2)	0.0	0.0	0.0
Aged 35-44	5.9	6.1	5.9	5.3	4.7	4.6	0.0	(0.0)	(0.1)	(0.1)	(0.0)
Aged 45-54	3.2	4.3	5.1	5.4	5.5	5.0	0.2	0.2	0.1	0.0	(0.1)
Aged 55-64	1.6	1.7	2.5	3.7	4.3	4.6	0.0	0.2	0.2	0.1	0.1
Aged 65-74	0.8	1.1	1.2	1.4	1.9	2.6	0.1	0.0	0.0	0.1	0.1
Aged 75+	0.3	0.4	0.6	0.9	1.0	1.2	0.0	0.0	0.0	0.0	0.0
Total households	10.4	11.1	11.8	12.5	13.1	13.4	0.1	0.1	0.1	0.1	0.1
Aged 15-24	0.6	0.6	0.6	0.6	0.6	0.6	(0.0)	0.0	0.0	(0.0)	(0.0)
Aged 25-34	2.9	2.6	2.1	2.0	2.1	2.1	(0.1)	(0.1)	(0.0)	0.0	0.0
Aged 35-44	3.3	3.4	3.3	2.9	2.6	2.5	0.0	(0.0)	(0.1)	(0.1)	(0.0)
Aged 45-54	1.9	2.5	3.0	3.2	3.2	2.9	0.1	0.1	0.0	0.0	(0.1)
Aged 55-64	1.0	1.1	1.5	2.2	2.6	2.8	0.0	0.1	0.1	0.1	0.0
Aged 65-74	0.5	0.7	0.8	0.9	1.3	1.8	0.0	0.0	0.0	0.1	0.1
Aged 75+	0.2	0.3	0.4	0.5	0.7	0.7	0.0	0.0	0.0	0.0	0.0
Family households	7.3	7.8	7.9	8.1	8.2	8.2	0.1	0.0	0.0	0.0	(0.0)
Non-family households	3.1	3.3	3.9	4.4	4.9	5.2	0.0	0.1	0.1	0.1	0.1
Owners	6.1	6.7	7.2	7.6	8.0	8.2	0.1	0.1	0.1	0.1	0.0
Single-detached	4.6	5.1	5.5	5.8	6.1	6.2	0.1	0.1	0.1	0.1	0.0
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.4	0.4	0.5	0.5	0.5	0.6	0.0	0.0	0.0	0.0	0.0
Renters	4.3	4.4	4.6	4.9	5.1	5.2	0.0	0.0	0.1	0.0	0.0
Single-detached	1.5	1.6	1.6	1.7	1.8	1.8	0.0	0.0	0.0	0.0	0.0
Apartment	1.3	1.3	1.4	1.6	1.7	1.8	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.2	1.2	1.3	1.3	1.3	1.4	0.0	0.0	0.0	0.0	0.0
Single-detached	6.1	6.6	7.1	7.5	7.8	8.0	0.1	0.1	0.1	0.1	0.0
Apartment	1.4	1.4	1.6	1.7	1.8	1.9	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.6	1.7	1.7	1.8	1.9	1.9	0.0	0.0	0.0	0.0	0.0
Moveable dwelling	1.3	1.3	1.4	1.5	1.5	1.6	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

YUK-CM

## Central Migration -- High Household Formation

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	29.1	30.0	30.5	31.4	32.0	32.2	0.2	0.1	0.2	0.1	0.0
Aged 0-14	7.1	7.0	6.1	5.7	5.5	5.4	(0.0)	(0.2)	(0.1)	(0.0)	(0.0)
Aged 15-24	4.2	4.1	4.5	4.5	4.3	4.0	(0.0)	0.1	(0.0)	(0.0)	(0.1)
Aged 25-34	6.1	5.3	4.5	4.5	4.8	4.8	(0.1)	(0.2)	0.0	0.0	0.0
Aged 35-44	5.9	6.1	5.9	5.3	4.7	4.6	0.0	(0.0)	(0.1)	(0.1)	(0.0)
Aged 45-54	3.2	4.3	5.1	5.4	5.5	5.0	0.2	0.2	0.1	0.0	(0.1)
Aged 55-64	1.6	1.7	2.5	3.7	4.3	4.6	0.0	0.2	0.2	0.1	0.1
Aged 65-74	0.8	1.1	1.2	1.4	1.9	2.6	0.1	0.0	0.0	0.1	0.1
Aged 75+	0.3	0.4	0.6	0.9	1.0	1.2	0.0	0.0	0.0	0.0	0.0
Total households	10.4	11.1	11.9	12.6	13.3	13.7	0.1	0.2	0.2	0.1	0.1
Aged 15-24	0.6	0.6	0.6	0.6	0.6	0.6	(0.0)	0.0	0.0	(0.0)	(0.0)
Aged 25-34	2.9	2.6	2.2	2.2	2.3	2.3	(0.1)	(0.1)	0.0	0.0	0.0
Aged 35-44	3.3	3.4	3.3	3.0	2.7	2.6	0.0	(0.0)	(0.1)	(0.1)	(0.0)
Aged 45-54	1.9	2.5	3.0	3.2	3.2	2.9	0.1	0.1	0.0	0.0	(0.1)
Aged 55-64	1.0	1.1	1.5	2.2	2.6	2.8	0.0	0.1	0.1	0.1	0.0
Aged 65-74	0.5	0.7	0.8	0.9	1.3	1.8	0.0	0.0	0.0	0.1	0.1
Aged 75+	0.2	0.3	0.4	0.5	0.6	0.7	0.0	0.0	0.0	0.0	0.0
Family households	7.3	7.8	8.0	8.2	8.4	8.3	0.1	0.0	0.0	0.0	(0.0)
Non-family households	3.1	3.3	3.9	4.5	4.9	5.3	0.0	0.1	0.1	0.1	0.1
Owners	6.1	6.7	7.2	7.7	8.1	8.3	0.1	0.1	0.1	0.1	0.0
Single-detached	4.6	5.1	5.5	5.8	6.1	6.3	0.1	0.1	0.1	0.1	0.0
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.4	0.4	0.5	0.5	0.5	0.6	0.0	0.0	0.0	0.0	0.0
Renters	4.3	4.4	4.7	5.0	5.2	5.3	0.0	0.1	0.1	0.0	0.0
Single-detached	1.5	1.6	1.6	1.7	1.8	1.8	0.0	0.0	0.0	0.0	0.0
Apartment	1.3	1.3	1.5	1.6	1.7	1.8	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.2	1.2	1.3	1.3	1.4	1.4	0.0	0.0	0.0	0.0	0.0
Single-detached	6.1	6.6	7.1	7.6	7.9	8.1	0.1	0.1	0.1	0.1	0.0
Apartment	1.4	1.4	1.6	1.7	1.8	2.0	0.0	0.0	0.0	0.0	0.0
Other multiple unit	1.6	1.7	1.7	1.9	1.9	2.0	0.0	0.0	0.0	0.0	0.0
Moveable dwelling	1.3	1.3	1.4	1.5	1.6	1.6	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC



	Annual Totals ('000)					Average Annual Change ('000)				2011-2016
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	
Total population	29.1	30.0	34.5	39.4	43.4	46.3	0.2	0.9	1.0	0.8
Aged 0-14	7.1	7.1	7.4	8.0	8.4	8.8	(0.0)	0.1	0.1	0.1
Aged 15-24	4.2	4.1	5.2	5.9	6.3	6.4	(0.0)	0.2	0.1	0.1
Aged 25-34	6.1	5.3	5.5	6.4	7.2	7.6	(0.1)	0.0	0.2	0.2
Aged 35-44	5.9	6.0	6.5	6.6	6.6	7.0	0.0	0.1	0.0	0.1
Aged 45-54	3.2	4.3	5.3	6.1	6.7	6.6	0.2	0.2	0.1	(0.0)
Aged 55-64	1.6	1.7	2.6	4.0	4.9	5.5	0.0	0.2	0.3	0.1
Aged 65-74	0.8	1.1	1.3	1.5	2.2	3.0	0.1	0.0	0.0	0.2
Aged 75+	0.3	0.4	0.7	1.0	1.2	1.5	0.0	0.0	0.1	0.1
Total households	10.4	11.0	12.8	14.7	16.3	17.5	0.1	0.4	0.4	0.3
Aged 15-24	0.6	0.6	0.7	0.9	0.9	0.9	(0.0)	0.0	0.0	0.0
Aged 25-34	2.9	2.6	2.4	2.6	3.0	3.1	(0.1)	(0.0)	0.0	0.1
Aged 35-44	3.3	3.4	3.6	3.6	3.4	3.4	0.0	0.1	(0.0)	0.0
Aged 45-54	1.9	2.5	3.1	3.6	3.9	3.7	0.1	0.1	0.1	(0.0)
Aged 55-64	1.0	1.0	1.6	2.4	3.0	3.3	0.0	0.1	0.2	0.1
Aged 65-74	0.5	0.7	0.9	1.0	1.5	2.0	0.0	0.0	0.0	0.1
Aged 75+	0.2	0.3	0.4	0.6	0.8	0.9	0.0	0.0	0.0	0.0
Family households	7.3	7.7	8.6	9.6	10.4	10.9	0.1	0.2	0.2	0.1
Non-family households	3.1	3.3	4.2	5.1	5.9	6.6	0.0	0.2	0.2	0.1
Owners	6.1	6.7	7.7	8.9	9.9	10.6	0.1	0.2	0.2	0.1
Single-detached	4.6	5.1	5.9	6.7	7.5	8.0	0.1	0.2	0.2	0.1
Apartment	0.1	0.1	0.1	0.1	0.2	0.2	0.0	0.0	0.0	0.0
Other multiple unit	0.4	0.4	0.5	0.6	0.7	0.7	0.0	0.0	0.0	0.0
Renters	4.3	4.4	5.1	5.8	6.5	7.0	0.0	0.1	0.2	0.1
Single-detached	1.5	1.6	1.8	2.0	2.2	2.4	0.0	0.0	0.0	0.0
Apartment	1.3	1.3	1.6	1.9	2.1	2.3	0.0	0.1	0.1	0.0
Other multiple unit	1.2	1.2	1.4	1.6	1.7	1.8	0.0	0.0	0.0	0.0
Single-detached	6.1	6.6	7.6	8.8	9.7	10.4	0.1	0.2	0.2	0.1
Apartment	1.4	1.4	1.7	2.0	2.3	2.5	0.0	0.1	0.1	0.0
Other multiple unit	1.6	1.6	1.9	2.2	2.4	2.5	0.0	0.0	0.1	0.0
Moveable dwelling	1.3	1.3	1.5	1.8	2.0	2.1	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

YUK-WL

## YUKON

## Western Migration -- Medium Household Formation

WM

	1991	Annual Totals ('000)				2011	2016	Average Annual Change ('000)			2011-2016
		1996	2001	2006	2006			1991-1996	1996-2001	2001-2006	
Total population	29.1	30.0	34.5	39.4	43.4	46.3		0.2	0.9	1.0	0.8
Aged 0-14	7.1	7.1	7.4	8.0	8.4	8.8		(0.0)	0.1	0.1	0.1
Aged 15-24	4.2	4.1	5.2	5.9	6.3	6.4		(0.0)	0.2	0.1	0.1
Aged 25-34	6.1	5.3	5.5	6.4	7.2	7.6		(0.1)	0.0	0.2	0.2
Aged 35-44	5.9	6.0	6.5	6.6	6.6	7.0		0.0	0.1	0.0	0.0
Aged 45-54	3.2	4.3	5.3	6.1	6.7	6.6		0.2	0.2	0.1	0.1
Aged 55-64	1.6	1.7	2.6	4.0	4.9	5.5		0.0	0.2	0.3	0.2
Aged 65-74	0.8	1.1	1.3	1.5	2.2	3.0		0.1	0.0	0.0	0.1
Aged 75+	0.3	0.4	0.7	1.0	1.2	1.5		0.0	0.0	0.1	0.0
Total households	10.4	11.0	12.9	15.0	16.8	18.1		0.1	0.4	0.4	0.4
Aged 15-24	0.6	0.6	0.7	0.9	0.9	0.9		(0.0)	0.0	0.0	0.0
Aged 25-34	2.9	2.6	2.5	2.9	3.2	3.4		(0.1)	(0.0)	0.1	0.1
Aged 35-44	3.3	3.4	3.7	3.7	3.6	3.7		0.0	0.1	(0.0)	(0.0)
Aged 45-54	1.9	2.5	3.1	3.6	3.9	3.8		0.1	0.1	0.1	0.1
Aged 55-64	1.0	1.0	1.6	2.4	3.0	3.3		0.0	0.1	0.2	0.1
Aged 65-74	0.5	0.7	0.9	1.0	1.4	2.0		0.0	0.0	0.0	0.1
Aged 75+	0.2	0.3	0.4	0.6	0.8	0.9		0.0	0.0	0.0	0.0
Family households	7.3	7.7	8.7	9.8	10.7	11.3		0.1	0.2	0.2	0.2
Non-family households	3.1	3.3	4.2	5.2	6.1	6.9		0.0	0.2	0.2	0.2
Owners	6.1	6.7	7.8	9.0	10.1	10.9		0.1	0.2	0.2	0.2
Single-detached	4.6	5.1	5.9	6.8	7.6	8.2		0.1	0.2	0.2	0.1
Apartment	0.1	0.1	0.1	0.1	0.2	0.2		0.0	0.0	0.0	0.0
Other multiple unit	0.4	0.4	0.5	0.6	0.7	0.7		0.0	0.0	0.0	0.0
Renters	4.3	4.4	5.1	6.0	6.7	7.2		0.0	0.2	0.2	0.1
Single-detached	1.5	1.6	1.8	2.1	2.3	2.5		0.0	0.1	0.1	0.0
Apartment	1.3	1.3	1.6	1.9	2.2	2.4		0.0	0.1	0.1	0.0
Other multiple unit	1.2	1.2	1.4	1.6	1.8	1.9		0.0	0.0	0.0	0.0
Single-detached	6.1	6.6	7.7	8.9	9.9	10.7		0.1	0.2	0.2	0.2
Apartment	1.4	1.4	1.7	2.1	2.3	2.6		0.0	0.1	0.1	0.1
Other multiple unit	1.6	1.6	1.9	2.2	2.5	2.7		0.0	0.1	0.1	0.0
Moveable dwelling	1.3	1.3	1.5	1.8	2.0	2.2		0.0	0.0	0.1	0.0

Source: The Long Term Housing Outlook; CMHC

YUK-WM

	Annual Totals ('000)					Average Annual Change ('000)					WH
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	29.1	30.0	34.5	39.4	43.4	46.3	0.2	0.9	1.0	0.8	0.6
Aged 0-14	7.1	7.1	7.4	8.0	8.4	8.8	(0.0)	0.1	0.1	0.1	0.1
Aged 15-24	4.2	4.1	5.2	5.9	6.3	6.4	(0.0)	0.2	0.1	0.1	0.0
Aged 25-34	6.1	5.3	5.5	6.4	7.2	7.6	(0.1)	0.0	0.2	0.2	0.1
Aged 35-44	5.9	6.0	6.5	6.6	6.6	7.0	0.0	0.1	0.0	0.0	0.1
Aged 45-54	3.2	4.3	5.3	6.1	6.7	6.6	0.2	0.2	0.1	0.1	(0.0)
Aged 55-64	1.6	1.7	2.6	4.0	4.9	5.5	0.0	0.2	0.3	0.2	0.1
Aged 65-74	0.8	1.1	1.3	1.5	2.2	3.0	0.1	0.0	0.0	0.1	0.2
Aged 75+	0.3	0.4	0.7	1.0	1.2	1.5	0.0	0.0	0.1	0.0	0.1
Total households	10.4	11.0	13.0	15.2	17.1	18.6	0.1	0.4	0.4	0.4	0.3
Aged 15-24	0.6	0.6	0.7	0.9	0.9	0.9	(0.0)	0.0	0.0	0.0	0.0
Aged 25-34	2.9	2.6	2.6	3.1	3.5	3.7	(0.1)	0.0	0.1	0.1	0.0
Aged 35-44	3.3	3.4	3.7	3.7	3.7	4.0	0.0	0.1	0.0	0.0	0.0
Aged 45-54	1.9	2.5	3.1	3.5	3.9	3.8	0.1	0.1	0.1	0.1	(0.0)
Aged 55-64	1.0	1.0	1.6	2.4	3.0	3.3	0.0	0.1	0.2	0.1	0.1
Aged 65-74	0.5	0.7	0.9	1.0	1.4	2.0	0.0	0.0	0.0	0.1	0.1
Aged 75+	0.2	0.3	0.4	0.6	0.7	0.9	0.0	0.0	0.0	0.0	0.0
Family households	7.3	7.7	8.7	9.9	10.9	11.6	0.1	0.2	0.2	0.2	0.1
Non-family households	3.1	3.3	4.3	5.3	6.2	7.1	0.0	0.2	0.2	0.2	0.2
Owners	6.1	6.7	7.8	9.1	10.3	11.1	0.1	0.2	0.3	0.2	0.2
Single-detached	4.6	5.1	5.9	6.9	7.8	8.4	0.1	0.2	0.2	0.2	0.1
Apartment	0.1	0.1	0.1	0.1	0.2	0.2	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.4	0.4	0.5	0.6	0.7	0.8	0.0	0.0	0.0	0.0	0.0
Renters	4.3	4.4	5.2	6.1	6.9	7.5	0.0	0.2	0.2	0.2	0.1
Single-detached	1.5	1.6	1.8	2.1	2.4	2.6	0.0	0.1	0.1	0.1	0.0
Apartment	1.3	1.3	1.6	2.0	2.3	2.5	0.0	0.1	0.1	0.1	0.0
Other multiple unit	1.2	1.2	1.4	1.7	1.8	2.0	0.0	0.0	0.0	0.0	0.0
Single-detached	6.1	6.6	7.8	9.0	10.1	11.0	0.1	0.2	0.3	0.2	0.2
Apartment	1.4	1.4	1.7	2.1	2.4	2.7	0.0	0.1	0.1	0.1	0.1
Other multiple unit	1.6	1.6	1.9	2.3	2.5	2.7	0.0	0.1	0.1	0.1	0.0
Moveable dwelling	1.3	1.3	1.6	1.8	2.1	2.2	0.0	0.0	0.1	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

YUK-WH



# NORTH WEST TERRITORIES

## Central Migration -- Low Household Formation

CL

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	61.3	66.8	70.8	75.2	79.8	84.8	1.1	0.8	0.9	0.9	1.0
Aged 0-14	20.0	21.2	20.1	18.7	19.1	20.1	0.3	(0.2)	(0.3)	0.1	0.2
Aged 15-24	11.1	10.7	11.8	13.4	13.2	12.3	(0.1)	0.2	0.3	(0.1)	(0.2)
Aged 25-34	12.7	13.0	11.3	11.0	11.9	13.2	0.1	(0.3)	(0.1)	0.2	0.3
Aged 35-44	8.8	10.5	12.2	12.0	11.1	11.2	0.3	0.3	(0.0)	(0.2)	0.0
Aged 45-54	4.6	6.3	8.6	10.4	11.8	11.8	0.3	0.5	0.4	0.3	(0.0)
Aged 55-64	2.5	3.1	3.9	5.7	7.6	9.2	0.1	0.2	0.4	0.4	0.3
Aged 65-74	1.0	1.5	2.1	2.5	3.2	4.5	0.1	0.1	0.1	0.1	0.3
Aged 75+	0.6	0.6	1.0	1.5	2.0	2.5	0.0	0.1	0.1	0.1	0.1
Total households	17.0	19.5	21.7	24.1	26.4	28.6	0.5	0.5	0.5	0.5	0.4
Aged 15-24	1.3	1.2	1.2	1.4	1.5	1.4	(0.0)	0.0	0.0	0.0	(0.0)
Aged 25-34	5.8	5.7	4.6	4.3	4.6	5.1	(0.0)	(0.2)	(0.1)	0.1	0.1
Aged 35-44	4.8	5.7	6.6	6.3	5.5	5.4	0.2	0.2	(0.1)	(0.2)	(0.0)
Aged 45-54	2.6	3.7	5.0	6.0	6.9	6.7	0.2	0.3	0.2	0.2	(0.0)
Aged 55-64	1.5	1.9	2.4	3.6	4.7	5.6	0.1	0.1	0.2	0.2	0.2
Aged 65-74	0.7	1.0	1.4	1.6	2.0	2.9	0.1	0.1	0.0	0.1	0.2
Aged 75+	0.4	0.4	0.6	0.9	1.2	1.4	0.0	0.0	0.1	0.1	0.0
Family households	13.0	14.7	16.5	18.2	19.9	21.5	0.4	0.4	0.3	0.3	0.3
Non-family households	4.1	4.7	5.2	5.9	6.5	7.1	0.1	0.1	0.1	0.1	0.1
Owners	5.3	6.3	7.3	8.2	8.9	9.7	0.2	0.2	0.2	0.2	0.2
Single-detached	4.9	5.7	6.6	7.4	8.1	8.8	0.2	0.2	0.2	0.1	0.1
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.2	0.2	0.3	0.3	0.3	0.3	0.0	0.0	0.0	0.0	0.0
Renters	11.7	13.1	14.4	15.9	17.5	18.9	0.3	0.3	0.3	0.3	0.3
Single-detached	5.7	6.5	7.4	8.2	9.1	9.9	0.2	0.2	0.2	0.2	0.2
Apartment	2.7	3.0	3.2	3.5	3.8	4.0	0.1	0.0	0.1	0.1	0.1
Other multiple unit	3.2	3.5	3.7	4.1	4.4	4.8	0.1	0.0	0.1	0.1	0.1
Single-detached	10.5	12.2	14.0	15.6	17.2	18.8	0.3	0.4	0.3	0.3	0.3
Apartment	2.8	3.1	3.3	3.6	3.9	4.2	0.1	0.0	0.1	0.1	0.1
Other multiple unit	3.4	3.7	4.0	4.4	4.8	5.1	0.1	0.1	0.1	0.1	0.1
Moveable dwelling	0.4	0.5	0.5	0.5	0.6	0.6	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

NWT-CL

# NORTH WEST TERRITORIES

## Central Migration -- Medium Household Formation

CM

	Annual Totals ('000)					Average Annual Change ('000)			
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006
Total population	61.3	66.8	70.8	75.2	79.8	84.8	1.1	0.8	0.9
Aged 0-14	20.0	21.2	20.1	18.7	19.1	20.1	0.3	(0.2)	(0.3)
Aged 15-24	11.1	10.7	11.8	13.4	13.2	12.3	(0.1)	0.2	0.3
Aged 25-34	12.7	13.0	11.3	11.0	11.9	13.2	0.1	(0.3)	(0.1)
Aged 35-44	8.8	10.5	12.2	12.0	11.1	11.2	0.3	0.3	(0.0)
Aged 45-54	4.6	6.3	8.6	10.4	11.8	11.8	0.3	0.5	0.4
Aged 55-64	2.5	3.1	3.9	5.7	7.6	9.2	0.1	0.2	0.4
Aged 65-74	1.0	1.5	2.1	2.5	3.2	4.5	0.1	0.1	0.1
Aged 75+	0.6	0.6	1.0	1.5	2.0	2.5	0.0	0.1	0.1
Total households	17.0	19.5	22.1	24.8	27.6	30.2	0.5	0.5	0.5
Aged 15-24	1.3	1.2	1.2	1.4	1.5	1.4	(0.0)	0.0	0.0
Aged 25-34	5.8	5.7	4.8	4.6	5.0	5.5	(0.0)	(0.2)	(0.0)
Aged 35-44	4.8	5.7	6.6	6.3	5.7	5.8	0.2	0.2	(0.0)
Aged 45-54	2.6	3.7	5.0	6.1	7.0	6.8	0.2	0.3	0.2
Aged 55-64	1.5	1.9	2.4	3.7	4.9	5.9	0.1	0.1	0.2
Aged 65-74	0.7	1.0	1.4	1.7	2.2	3.2	0.1	0.1	0.0
Aged 75+	0.4	0.4	0.6	1.0	1.3	1.6	0.0	0.0	0.1
Family households	13.0	14.7	16.5	18.3	20.0	21.7	0.4	0.4	0.3
Non-family households	4.1	4.7	5.6	6.5	7.5	8.5	0.1	0.2	0.2
Owners	5.3	6.3	7.4	8.4	9.3	10.2	0.2	0.2	0.2
Single-detached	4.9	5.7	6.7	7.6	8.4	9.3	0.2	0.2	0.2
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0
Other multiple unit	0.2	0.2	0.3	0.3	0.3	0.3	0.0	0.0	0.0
Renters	11.7	13.1	14.7	16.5	18.3	20.0	0.3	0.3	0.3
Single-detached	5.7	6.5	7.4	8.3	9.3	10.2	0.2	0.2	0.2
Apartment	2.7	3.0	3.3	3.7	4.1	4.5	0.1	0.1	0.1
Other multiple unit	3.2	3.5	3.8	4.2	4.7	5.1	0.1	0.1	0.1
Single-detached	10.5	12.2	14.1	16.0	17.7	19.5	0.3	0.4	0.4
Apartment	2.8	3.1	3.4	3.8	4.3	4.6	0.1	0.1	0.1
Other multiple unit	3.4	3.7	4.1	4.5	5.0	5.4	0.1	0.1	0.1
Moveable dwelling	0.4	0.5	0.5	0.5	0.6	0.7	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

NWT-CM

# NORTH WEST TERRITORIES

## Central Migration -- High Household Formation

CH

	Annual Totals ('000)					Average Annual Change ('000)					
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	61.3	66.8	70.8	75.2	79.8	84.8	1.1	0.8	0.9	0.9	1.0
Aged 0-14	20.0	21.2	20.1	18.7	19.1	20.1	0.3	(0.2)	(0.3)	0.1	0.2
Aged 15-24	11.1	10.7	11.8	13.4	13.2	12.3	(0.1)	0.2	0.3	(0.1)	(0.2)
Aged 25-34	12.7	13.0	11.3	11.0	11.9	13.2	0.1	(0.3)	(0.1)	0.2	0.3
Aged 35-44	8.8	10.5	12.2	12.0	11.1	11.2	0.3	0.3	(0.0)	(0.2)	0.0
Aged 45-54	4.6	6.3	8.6	10.4	11.8	11.8	0.3	0.5	0.4	0.3	(0.0)
Aged 55-64	2.5	3.1	3.9	5.7	7.6	9.2	0.1	0.2	0.4	0.4	0.3
Aged 65-74	1.0	1.5	2.1	2.5	3.2	4.5	0.1	0.1	0.1	0.1	0.3
Aged 75+	0.6	0.6	1.0	1.5	2.0	2.5	0.0	0.1	0.1	0.1	0.1
Total households	17.0	19.5	22.4	25.5	28.6	31.6	0.5	0.6	0.6	0.6	0.6
Aged 15-24	1.3	1.2	1.2	1.4	1.5	1.4	(0.0)	0.0	0.0	0.0	(0.0)
Aged 25-34	5.8	5.7	5.0	4.9	5.4	5.9	(0.0)	(0.1)	(0.0)	0.1	0.1
Aged 35-44	4.8	5.7	6.6	6.4	5.9	6.0	0.2	0.2	(0.0)	(0.1)	0.0
Aged 45-54	2.6	3.7	5.1	6.2	7.0	7.0	0.2	0.3	0.2	0.2	(0.0)
Aged 55-64	1.5	1.9	2.5	3.8	5.0	6.1	0.1	0.1	0.3	0.3	0.2
Aged 65-74	0.7	1.0	1.5	1.8	2.3	3.4	0.1	0.1	0.1	0.1	0.2
Aged 75+	0.4	0.4	0.6	1.0	1.4	1.8	0.0	0.0	0.1	0.1	0.1
Family households	13.0	14.7	16.6	18.3	20.1	21.8	0.4	0.4	0.3	0.4	0.3
Non-family households	4.1	4.7	5.9	7.2	8.5	9.8	0.1	0.2	0.3	0.3	0.3
Owners	5.3	6.3	7.5	8.5	9.6	10.6	0.2	0.2	0.2	0.2	0.2
Single-detached	4.9	5.7	6.8	7.8	8.7	9.7	0.2	0.2	0.2	0.2	0.2
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.2	0.2	0.3	0.3	0.3	0.4	0.0	0.0	0.0	0.0	0.0
Renters	11.7	13.1	15.0	16.9	19.0	21.0	0.3	0.4	0.4	0.4	0.4
Single-detached	5.7	6.5	7.5	8.4	9.5	10.5	0.2	0.2	0.2	0.2	0.2
Apartment	2.7	3.0	3.4	3.9	4.4	4.9	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.2	3.5	3.9	4.4	4.9	5.3	0.1	0.1	0.1	0.1	0.1
Single-detached	10.5	12.2	14.3	16.2	18.2	20.1	0.3	0.4	0.4	0.4	0.4
Apartment	2.8	3.1	3.5	4.0	4.6	5.1	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.4	3.7	4.2	4.7	5.2	5.7	0.1	0.1	0.1	0.1	0.1
Moveable dwelling	0.4	0.5	0.5	0.6	0.6	0.7	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

NWT-CH

# Western Migration -- Low Household Formation

## NORTH WEST TERRITORIES

	Annual Totals ('000)					Average Annual Change ('000)					2011-2016	
	1991	1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016	2011-2016
Total population	61.3	66.8	74.0	81.7	89.4	96.4	1.1	1.4	1.5	1.5	1.4	1.4
Aged 0-14	20.0	21.3	21.5	21.2	22.5	24.2	0.3	0.0	(0.1)	0.3	0.3	0.3
Aged 15-24	11.1	10.9	12.6	15.1	15.5	15.0	(0.0)	0.4	0.5	0.1	0.1	(0.1)
Aged 25-34	12.7	13.0	12.3	12.8	14.4	16.1	0.1	(0.2)	0.1	0.3	0.3	0.3
Aged 35-44	8.8	10.3	12.2	12.6	12.2	12.6	0.3	0.4	0.1	(0.1)	0.1	0.1
Aged 45-54	4.6	6.2	8.2	10.1	11.6	11.8	0.3	0.4	0.4	0.3	0.3	0.0
Aged 55-64	2.5	3.1	3.9	5.6	7.4	8.9	0.1	0.2	0.3	0.4	0.3	0.3
Aged 65-74	1.0	1.5	2.3	2.9	3.6	5.1	0.1	0.2	0.1	0.1	0.1	0.3
Aged 75+	0.6	0.6	1.0	1.5	2.1	2.7	0.0	0.1	0.1	0.1	0.1	0.1
Total households	17.0	19.4	22.2	25.2	28.3	31.1	0.5	0.6	0.6	0.6	0.6	0.6
Aged 15-24	1.3	1.2	1.3	1.6	1.8	1.7	(0.0)	0.0	0.0	0.0	0.0	(0.0)
Aged 25-34	5.8	5.7	4.9	5.0	5.6	6.2	(0.0)	(0.2)	0.0	0.1	0.1	0.1
Aged 35-44	4.8	5.6	6.6	6.6	6.0	6.1	0.2	0.2	0.2	(0.0)	0.0	0.0
Aged 45-54	2.6	3.6	4.8	5.8	6.8	6.7	0.2	0.2	0.2	0.2	0.2	0.2
Aged 55-64	1.5	1.9	2.4	3.5	4.6	5.5	0.1	0.1	0.1	0.2	0.2	0.2
Aged 65-74	0.7	1.0	1.5	1.8	2.3	3.3	0.1	0.1	0.1	0.1	0.1	0.1
Aged 75+	0.4	0.4	0.6	1.0	1.3	1.6	0.0	0.0	0.0	0.1	0.1	0.1
Family households	13.0	14.7	16.8	19.1	21.3	23.4	0.3	0.4	0.5	0.5	0.5	0.4
Non-family households	4.1	4.7	5.4	6.2	7.0	7.7	0.1	0.1	0.2	0.2	0.2	0.1
Owners	5.3	6.3	7.4	8.4	9.4	10.4	0.2	0.2	0.2	0.2	0.2	0.2
Single-detached	4.9	5.7	6.7	7.7	8.6	9.5	0.2	0.2	0.2	0.2	0.2	0.2
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.2	0.2	0.3	0.3	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Renters	11.7	13.1	14.8	16.8	18.9	20.7	0.3	0.3	0.4	0.4	0.4	0.4
Single-detached	5.7	6.4	7.5	8.6	9.7	10.8	0.2	0.2	0.2	0.2	0.2	0.2
Apartment	2.7	3.0	3.3	3.7	4.1	4.5	0.1	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.2	3.5	3.8	4.3	4.8	5.2	0.1	0.1	0.1	0.1	0.1	0.1
Single-detached	10.5	12.1	14.2	16.3	18.3	20.2	0.3	0.4	0.4	0.4	0.4	0.4
Apartment	2.8	3.1	3.4	3.8	4.2	4.6	0.1	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.4	3.7	4.1	4.6	5.2	5.6	0.1	0.1	0.1	0.1	0.1	0.1
Moveable dwelling	0.4	0.5	0.5	0.6	0.6	0.7	0.0	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

NWT-WL



**NORTH WEST TERRITORIES**

**Western Migration -- Medium Household Formation**

**WM**

	1991	Annual Totals ('000)				Average Annual Change ('000)					
		1996	2001	2006	2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
Total population	61.3	66.8	74.0	81.7	89.4	96.4	1.1	1.4	1.5	1.5	1.4
Aged 0-14	20.0	21.3	21.5	21.2	22.5	24.2	0.3	0.0	(0.1)	0.3	0.3
Aged 15-24	11.1	10.9	12.6	15.1	15.5	15.0	(0.0)	0.4	0.5	0.1	(0.1)
Aged 25-34	12.7	13.0	12.3	12.8	14.4	16.1	0.1	(0.2)	0.1	0.3	0.3
Aged 35-44	8.8	10.3	12.2	12.6	12.2	12.6	0.3	0.4	0.1	(0.1)	0.1
Aged 45-54	4.6	6.2	8.2	10.1	11.6	11.8	0.3	0.4	0.4	0.3	0.0
Aged 55-64	2.5	3.1	3.9	5.6	7.4	8.9	0.1	0.2	0.3	0.4	0.3
Aged 65-74	1.0	1.5	2.3	2.9	3.6	5.1	0.1	0.2	0.1	0.1	0.3
Aged 75+	0.6	0.6	1.0	1.5	2.1	2.7	0.0	0.1	0.1	0.1	0.1
Total households	17.0	19.4	22.5	26.0	29.6	32.9	0.5	0.6	0.7	0.7	0.7
Aged 15-24	1.3	1.2	1.3	1.6	1.8	1.7	(0.0)	0.0	0.0	0.0	(0.0)
Aged 25-34	5.8	5.7	5.2	5.4	6.0	6.8	(0.0)	(0.1)	0.0	0.1	0.1
Aged 35-44	4.8	5.6	6.6	6.6	6.3	6.5	0.2	0.2	0.0	(0.1)	0.0
Aged 45-54	2.6	3.6	4.8	5.9	6.9	6.9	0.2	0.2	0.2	0.2	0.0
Aged 55-64	1.5	1.9	2.4	3.6	4.7	5.7	0.1	0.1	0.2	0.2	0.2
Aged 65-74	0.7	1.0	1.6	1.9	2.5	3.6	0.1	0.1	0.1	0.1	0.2
Aged 75+	0.4	0.4	0.6	1.0	1.4	1.8	0.0	0.0	0.1	0.1	0.1
Family households	13.0	14.7	16.9	19.2	21.5	23.7	0.3	0.4	0.5	0.5	0.4
Non-family households	4.1	4.7	5.7	6.9	8.1	9.2	0.1	0.2	0.2	0.2	0.2
Owners	5.3	6.3	7.5	8.7	9.8	10.9	0.2	0.2	0.2	0.2	0.2
Single-detached	4.9	5.7	6.8	7.9	8.9	10.0	0.2	0.2	0.2	0.2	0.2
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.2	0.2	0.3	0.3	0.3	0.4	0.0	0.0	0.0	0.0	0.0
Renters	11.7	13.1	15.1	17.4	19.8	21.9	0.3	0.4	0.5	0.5	0.4
Single-detached	5.7	6.4	7.6	8.7	10.0	11.1	0.2	0.2	0.2	0.2	0.2
Apartment	2.7	3.0	3.4	3.9	4.5	5.0	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.2	3.5	3.9	4.5	5.1	5.6	0.1	0.1	0.1	0.1	0.1
Single-detached	10.5	12.1	14.4	16.6	18.9	21.1	0.3	0.4	0.5	0.5	0.4
Apartment	2.8	3.1	3.5	4.0	4.6	5.1	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.4	3.7	4.2	4.8	5.4	6.0	0.1	0.1	0.1	0.1	0.1
Moveable dwelling	0.4	0.5	0.5	0.6	0.7	0.7	0.0	0.0	0.0	0.0	0.0

**Source: The Long Term Housing Outlook; CMHC**

**NWT-WM**

NORTH WEST TERRITORIES

Western Migration -- High Household Formation

WH

	Annual Totals ('000)				Average Annual Change ('000)				2011	2016	1991-1996	1996-2001	2001-2006	2006-2011	2011-2016
	1991	1996	2001	2006											
Total population	61.3	66.8	74.0	81.7	89.4	96.4	1.1	1.4	1.5	1.4	1.5	1.5	1.5	1.5	1.4
Aged 0-14	20.0	21.3	21.5	21.2	22.5	24.2	0.3	0.0	(0.1)	0.3	0.3	0.0	(0.1)	0.3	0.3
Aged 15-24	11.1	10.9	12.6	15.1	15.5	15.0	(0.0)	0.4	0.5	0.4	0.5	0.4	0.5	0.1	(0.1)
Aged 25-34	12.7	13.0	12.3	12.8	14.4	16.1	0.1	(0.2)	0.1	0.1	0.3	(0.2)	0.1	0.3	0.3
Aged 35-44	8.8	10.3	12.2	12.6	12.2	12.6	0.3	0.4	0.1	0.3	0.3	0.4	0.1	(0.1)	0.1
Aged 45-54	4.6	6.2	8.2	10.1	11.6	11.8	0.3	0.4	0.4	0.3	0.4	0.4	0.4	0.3	0.0
Aged 55-64	2.5	3.1	3.9	5.6	7.4	8.9	0.1	0.2	0.3	0.1	0.3	0.2	0.3	0.4	0.3
Aged 65-74	1.0	1.5	2.3	2.9	3.6	5.1	0.1	0.2	0.1	0.1	0.1	0.2	0.1	0.1	0.3
Aged 75+	0.6	0.6	1.0	1.5	2.1	2.7	0.0	0.1	0.1	0.0	0.0	0.1	0.1	0.1	0.1
Total households	17.0	19.4	22.9	26.8	30.7	34.4	0.5	0.7	0.8	0.5	0.7	0.7	0.8	0.8	0.7
Aged 15-24	1.3	1.2	1.3	1.6	1.8	1.7	(0.0)	0.0	0.0	(0.0)	0.0	0.0	0.0	0.0	(0.0)
Aged 25-34	5.8	5.7	5.4	5.8	6.4	7.2	(0.0)	0.1	0.1	(0.0)	0.1	(0.1)	0.1	0.1	0.2
Aged 35-44	4.8	5.6	6.6	6.7	6.5	6.8	0.2	0.2	0.0	0.2	0.2	0.2	0.0	(0.0)	0.1
Aged 45-54	2.6	3.6	4.9	6.0	6.9	7.0	0.2	0.3	0.2	0.2	0.2	0.3	0.2	0.2	0.0
Aged 55-64	1.5	1.9	2.5	3.7	4.9	5.9	0.1	0.1	0.2	0.1	0.1	0.1	0.2	0.2	0.2
Aged 65-74	0.7	1.0	1.6	2.0	2.7	3.8	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2
Aged 75+	0.4	0.4	0.6	1.1	1.5	2.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.1
Family households	13.0	14.7	16.9	19.2	21.6	23.8	0.3	0.5	0.5	0.3	0.5	0.5	0.5	0.5	0.4
Non-family households	4.1	4.7	6.0	7.5	9.1	10.6	0.1	0.3	0.3	0.1	0.3	0.3	0.3	0.3	0.3
Owners	5.3	6.3	7.6	8.9	10.2	11.4	0.2	0.3	0.3	0.2	0.3	0.3	0.3	0.3	0.3
Single-detached	4.9	5.7	6.9	8.1	9.2	10.4	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Apartment	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other multiple unit	0.2	0.2	0.3	0.3	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Renters	11.7	13.1	15.4	17.9	20.5	23.0	0.3	0.5	0.5	0.3	0.5	0.5	0.5	0.5	0.5
Single-detached	5.7	6.4	7.6	8.9	10.2	11.4	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.2
Apartment	2.7	3.0	3.5	4.2	4.8	5.4	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.2	3.5	4.0	4.6	5.3	5.9	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Single-detached	10.5	12.1	14.5	16.9	19.4	21.8	0.3	0.5	0.5	0.3	0.5	0.5	0.5	0.5	0.5
Apartment	2.8	3.1	3.6	4.3	5.0	5.6	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Other multiple unit	3.4	3.7	4.3	4.9	5.6	6.3	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Moveable dwelling	0.4	0.5	0.5	0.6	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: The Long Term Housing Outlook; CMHC

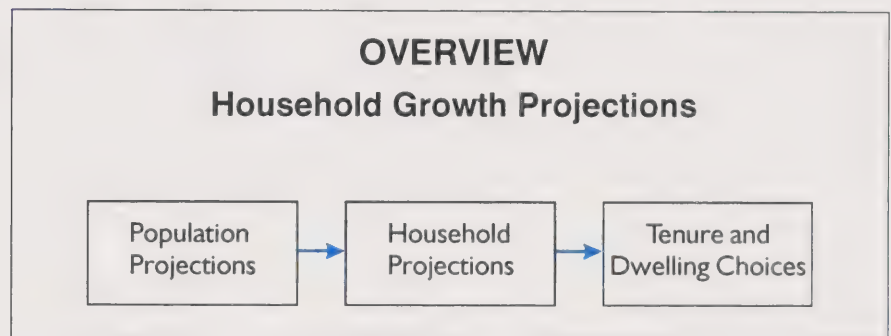
NWT-WH

## Appendix C:

# THE MODEL AND ASSUMPTIONS

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In the production of household growth projections, a sequential calculation of population, households, and tenure and dwelling types was carried out. The output of each stage served as the principal input to the next. Population projections were the foundation for household projections, which were then split by tenure and dwelling type based on the characteristics of the projected households.



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### Characteristics of Projections

- Projections refer to the middle of the year (July 1). References to five-year periods describe the interval from the middle of the first year to the middle of the last (e.g., July 1, 1991, to July 1, 1996). The projection period extends from July 1, 1991, to July 1, 2016.<sup>1</sup>
- Because population projections were founded on base population estimates adjusted by Statistics Canada to account for people missed by the census, *household totals presented in the report are not directly comparable to historical census data.*<sup>2</sup> Since adjusted population estimates are significantly larger than published census population counts, population and household projections developed from these estimates are correspondingly larger than census totals.

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1. Although Statistics Canada produces quarterly population estimates for years since the most recent census, no comparably reliable postcensal estimates exist for the number of households. Because 1996 Census data were unavailable at the time of publication, household projections used 1991 Census data as a benchmark, or starting point, for generating household projections.
  2. Population estimates and adjustment for undercoverage are described more fully below in the section on base population.

- 1991 household totals in the report are in fact estimates obtained by applying unadjusted headship rates, ownership rates, and other census-based proportions to the adjusted 1991 population estimates.<sup>3</sup> In short, 1991 household data do not come directly from the census.

### Six Scenarios: A Summary

Six household-growth scenarios were produced. They resulted from combining two interprovincial migration scenarios with three headship rate (household formation) assumptions. All other assumptions are identical across scenarios. Projections for individual provinces were combined to produce national totals.

Table C.1 - Projection Assumptions and Scenario Descriptions			
Net Interprovincial Migration	Household Formation Trend	Scenario	Abbreviation
Central	Low	Central Low	CL
Central	Medium	Central Medium	CM
Central	High	Central High	CH
Western	Low	Western Low	WL
Western	Medium	Western Medium	WM
Western	High	Western High	WH

### Population Projections

Two sets of population projections, with different interprovincial migration assumptions, underlie the household growth projections in this report. Population was projected by the cohort survival method, in which a base population is advanced one year at a time by adjusting for projected births, deaths, and migration. Statistics Canada generated the projections using assumptions specified by CMHC. Inputs and assumptions are summarized below. A number of assumptions are identical to those selected for Statistics Canada's own published projections.<sup>4</sup>

3. For more information on these rates, refer to the appropriate sections below.
4. Statistics Canada, *Population Projections for Canada, Provinces and Territories, 1993-2016*, Catalogue No. 91-520, Occasional (Ottawa: Statistics Canada, 1994).



## **Base Population**

- The base population consisted of Statistics Canada's July 1 population estimates for 1991 through 1995, broken down by sex and single years of age. Statistics Canada generated population projections for 1996 through 2016 by applying fertility, mortality, and migration assumptions to the 1995 estimates. Accordingly, household growth projections are based on historical population estimates from 1991 through 1995 and on population projections in later years.
- Statistics Canada adjusts population estimates for net census undercoverage, that is, for the estimated number of people missed by the census. The result is that population estimates are larger than published census totals; for example, the 1991 Census put the population of Canada on June 4, 1991 at 27.3 million, considerably lower than the adjusted estimate of 28.1 million for July 1. Since population and household projections were derived from the adjusted population estimates, they too are larger than, and not directly comparable to, census counts.

## **Fertility Rates**

ASSUMPTION: Continuation of current fertility levels  
(Statistics Canada medium assumption).

- Projections assume a continuation of current fertility levels in Canada, which means a total fertility rate of 1.7 births per woman.<sup>5</sup>

## **Life Expectancy**

ASSUMPTION: Increasing life expectancy  
(Statistics Canada medium assumption).

- Under this assumption, life expectancy at birth for Canadian men increases from 74.6 years in 1991 to 78.5 years in 2016. For women, the corresponding increase is from 80.9 years to 84.0 years.

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5. The total fertility rate describes the average number of children women would have during their fertile years if they bore them in accordance with the age-specific fertility rates observed in a particular year.

## **Immigration**

ASSUMPTION: 205,000 immigrants per year

- Immigration to Canada was held constant at 205,000 per year, roughly the current level. Distribution to individual provinces followed the geographic pattern of recent immigrants.<sup>6</sup>

## **Emigration**

ASSUMPTION: Proportional to population  
(Statistics Canada assumption).

- Statistics Canada projects emigration using age-specific emigration rates: a given proportion of the population in an age-sex group is assumed to leave Canada each year.<sup>7</sup>

## **Interprovincial Migration**

ASSUMPTION: Western and Central scenarios  
(Statistics Canada-CMHC assumption).<sup>8</sup>

- Since interprovincial migration tends to be volatile, two scenarios were developed in an attempt to outline a reasonable range for future migration flows.
- The Central scenario reflects the experience of the mid 1980s, when Ontario was the principal destination of migrants. The Western scenario follows the pattern of the late 1980s and early 1990s, when British Columbia was the most popular destination. Both scenarios are phased in over a four-year period. Interprovincial migration shifts gradually from the recent 1993-1995 pattern in the first projection year (1995-1996) to either the Central or Western pattern in 1998-1999.
- British Columbia, Alberta, Prince Edward Island, New Brunswick, and the territories gain population from other provinces under the

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6. Statistics Canada, Cat. 91-520, p. 36.

7. Statistics Canada, Cat. 91-520, pp. 37-38.

8. For more information on the method used to generate interprovincial migration flows, see Statistics Canada, Cat. 91-520, pp. 40-54.

Western scenario. This scenario is also more favourable than the Central for Newfoundland and Nova Scotia, although these two provinces still post population losses. Outflows from Ontario are modest — a few thousand per year — under the Western scenario.

- The Central is the more favourable scenario for Ontario, Quebec, Manitoba, and Saskatchewan; nevertheless, the latter three provinces still lose population to other provinces. By contrast, British Columbia, which has typically attracted population from other provinces, enjoys modest population gains.

### **Returning Canadians**

ASSUMPTION: Proportional to emigration (Statistics Canada assumption).

- Returning Canadians are individuals who emigrate and subsequently return to Canada. Statistics Canada assumes that 50 percent of emigrants will return to Canada in the ten years following emigration.<sup>9</sup>

### **Non-permanent Residents**

ASSUMPTION: No change in the number of non-permanent residents

- Non-permanent residents are composed of five groups: persons claiming refugee status; persons holding a student authorization (foreign students, visa holders); persons holding an employment authorization (foreign workers, work permit holders); persons holding a Minister's permit; and foreign-born dependents of the above. Given the volatility of this population, the safest course was to assume that those leaving the non-permanent population would be balanced by an equal number of entrants.

### **Net Migration**

- Net migration was not projected directly, but rather represents the overall effect of individual assumptions about immigration, emigration, interprovincial migration, returning Canadians, and non-permanent residents. Net migration is the sum of immigration, net interprovincial migration, returning Canadians, and the net change in non-permanent residents, minus emigration. By combining

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9. Statistics Canada, Cat. 91-520, pp. 57-58.

the two interprovincial migration scenarios (Western and Central) with the other migration assumptions, two net migration scenarios were produced for each province. The accompanying table shows average annual net migration flows by period and province under both scenarios.

Table C.2 - Average Annual Projected Net Migration ( <sup>'000</sup> ; Western and Central Scenarios)					
PROVINCE	SCENARIO	1996-2001	2001-2006	2006-2011	2011-2016
Newfoundland	Western	-2.9	-1.3	-1.4	-1.0
	Central	-5.7	-5.0	-4.7	-4.2
PEI	Western	0.8	0.6	0.5	0.4
	Central	0.1	-0.4	-0.3	-0.3
Nova Scotia	Western	1.8	2.6	2.2	2.1
	Central	0.0	-0.1	-0.2	-0.2
New Brunswick	Western	0.1	0.6	0.6	0.8
	Central	-2.3	-3.1	-2.9	-2.3
Quebec	Western	9.1	6.7	8.1	9.6
	Central	16.4	18.0	18.0	18.3
Ontario	Western	91.5	94.3	95.9	95.6
	Central	109.2	120.1	122.8	121.9
Manitoba	Western	-4.2	-4.8	-3.9	-3.0
	Central	-0.4	0.4	0.2	-0.1
Saskatchewan	Western	-8.0	-9.5	-8.1	-6.9
	Central	-1.2	-0.3	-0.4	-0.8
Alberta	Western	17.8	23.2	23.7	23.4
	Central	5.2	4.9	4.4	3.6
British Columbia	Western	73.4	65.9	60.5	56.9
	Central	59.3	45.2	42.7	43.2
Yukon	Western	0.4	0.7	0.5	0.2
	Central	-0.2	-0.1	-0.1	-0.2
NWT	Western	0.2	0.3	0.2	0.1
	Central	-0.3	-0.3	-0.2	-0.2
Canada	Western	180.0	179.2	178.8	178.2
	Central	180.0	179.4	179.2	178.8

Source: Statistics Canada and CMHC assumptions.



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## Household Projections

Population projections were transformed into household projections through application of age-specific headship rates to the projected population. Headship rates, defined as the ratio of household heads (maintainers) to total population in each age group, describe the propensity of the population to form households.<sup>10</sup> The projected number of households headed by any given age group is obtained by multiplying the population of that age group by its projected headship rate.

For each province, family and non-family households were projected separately using headship rate projections specific to each household type. To provide additional detail on changes in household composition, family and non-family household projections were further disaggregated into component household types. The latter exercise was performed for Canada as a whole but not for individual provinces.

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## Headship Rates

ASSUMPTION: Low, medium, and high scenarios

- Assumptions were developed using a cohort approach, which projects the future behaviour of particular generations (cohorts) based on the actual changes exhibited by older cohorts as they aged.<sup>11</sup> The approach recognizes the simple fact that people move from age group to age group as they get older; for example, the method projects the headship rate at age 40-44 of the cohort currently aged 35-39 by examining transitions experienced by older cohorts when they aged from 35-39 to 40-44.
- Headship rate scenarios were developed using cohort trends for three different periods: 1981-86, 1986-91, and 1991-96.
- With respect to methodology, the projection period can be divided into two distinct portions: 1991-1996 and 1996-2016.

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10. Headship rates were disaggregated by five-year age groups from 15-19 to 75+. Statistics Canada defines the household maintainer as the person, or one of the persons, who pays household bills such as the mortgage or rent.

11. A birth cohort is a group of people born during a given period, for example, those aged 35-39 in 1991. Note that a cohort is not an age group but rather a group of people that passes through successive age groups over time.

## **1991-1996**

- For the 1991-1996 period, a single set of projected headship rates was developed for each province. In this period, headship rates are identical under the low, medium, and high scenarios.
- Provincial headship rates for the 1991-1996 period were calibrated by comparing projected household growth against data on estimated growth in occupied housing stock and annual housing starts for the period.<sup>12</sup> The cohort trends outlined above provided the starting point for this exercise. Whichever trend produced the household growth projections that most closely matched the housing data was selected as the base assumption. The base trend was then adjusted, if necessary, to bring results in line with actual construction levels. In the absence of evidence to the contrary, the calibration assumed that the close historical relationship between growth in the occupied housing stock and housing starts on one hand and household growth on the other continued into the the first half of the 1990s.<sup>13</sup>
- In the case of Quebec and Ontario, projected household growth under even the most reasonable headship trend exceeded the number of housing starts by a healthy margin. An investigation of the effect of labour market conditions on household formation among young adults (those aged 15-29) suggested a strong link between declining labour force participation rates and declining headship rates. Consequently, projected headship rates in these two provinces for ages 15-19, 20-24, and 25-29 were based on econometric estimates, which were adjusted where necessary to ensure a reasonable degree of concordance between household growth and housing starts.<sup>14</sup>

## **1996-2016**

- Low, medium, and high headship scenarios were based on the three cohort trends described previously, for 1981-86, 1986-91 and 1981-91.

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12. The number of occupied dwelling units should be identical to the number of households.

13. The census is the only reasonably reliable source of data on household growth. Since data from the 1996 Census were not available, trends in household growth since 1991 had to be inferred from other sources, such as data on occupied stock and housing starts.

14. Econometric estimates were generated for provinces other than Quebec and Ontario, but did not improve on the results produced by the above-described calibration of cohort trends using occupied stock and housing starts data.

Because the 1981-86 period included the effects of a recession, the 1981-86 trend was the foundation for the low scenario in most provinces, the exceptions being Saskatchewan, Alberta, and British Columbia, where the 1986-91 trend was weaker overall. Similarly, the trend from 1986-91, a period of economic expansion, was the base for developing the high scenario in all but the same three provinces, where the 1981-86 trend was used. The longer term 1981-91 trend was used for the medium scenario in all provinces.

- The generation currently under the age of forty has not formed households as readily as previous generations did at the same age. Headship rates extrapolated by cohort trends were adjusted to produce a narrowing of differences among generations. In particular, during the last twenty years of the projection period, the relatively low rates of young cohorts were allowed to catch up partially to the higher rates achieved by older generations. The high headship scenario assumes roughly double the catch-up posited under the low scenario, with the medium scenario occupying a middle ground between the two extremes. Under these assumptions, headship rate differences between cohorts shrink as they age over the twenty-year period, with the result that such differences are smaller at age 45-49 than at 25-29. The three scenarios are broadly consistent with historical developments: differences between generations have tended to shrink as cohorts age.
- Although headship rates were projected for individual provinces but not for Canada directly, implied national headship rates can be calculated for a given household growth scenario by dividing the projected number of households headed by a particular age group by the projected population of the same age group. The following table displays total headship rates (the sum of component family and non-family rates) calculated in this manner for the Western low, medium, and high scenarios.<sup>15</sup>

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15. Although only three headship scenarios were produced for each province, six sets of rates can be derived for Canada as a whole, one for each of the six household-growth scenarios. The table shows headship rates based on the Western population projection. Equivalent low, medium, and high rates for the Central population projection are virtually identical to those in the table. Where small differences arise, they reflect differences in the eventual geographic distribution of population under the Western and Central projections.



**Table C.3 - Projected Headship Rates, Canada, 2016 (3 Scenarios)**

		Western Population Projection		
		Low	Medium	High
Age of Head	1991	2016	2016	2016
15-19	2.5%	2.1%	2.2%	2.4%
20-24	21.3%	19.2%	20.1%	20.7%
25-29	41.4%	37.1%	38.7%	39.6%
30-34	49.6%	42.3%	44.6%	46.0%
35-39	53.1%	45.1%	47.8%	49.3%
40-44	55.1%	47.2%	50.0%	51.6%
45-49	56.1%	49.9%	51.6%	52.9%
50-54	56.3%	53.4%	54.2%	54.9%
55-59	56.9%	56.9%	57.2%	57.5%
60-64	58.1%	59.4%	59.6%	59.7%
65-69	60.3%	62.7%	62.7%	62.7%
70-74	63.4%	65.0%	65.1%	65.2%
75+	59.2%	59.5%	59.7%	59.9%

Source: Census of Canada (1991) and CMHC projections.

### Types of Family and Non-family Households

ASSUMPTION: Moderation of 1981-1991 trend in composition

- As noted above, family and non-family households were projected separately using headship rate projections for each household type. At the national level, households were further disaggregated into component family types (couples without children, couples with children, lone parents, and multiple-family households) and non-family types (one-person households and other non-family households). This additional breakdown was based on age-specific changes in the composition of family and non-family households between 1981 and 1991, a period which saw an increasing proportion of family households consisting of childless couples and lone parents



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## Tenure and Dwelling Choices

and a corresponding drop in the frequency of couples with children.<sup>16</sup> The projected household type distribution used to split family and non-family households into component types was the average of the 1991 Census distribution and an extrapolation of the 1981-1991 trend in composition based on a modified exponential function.<sup>17</sup> This assumption represents a compromise between the extremes of ignoring trends in household composition altogether and risking projecting an overly strong continuation of the recent pattern of changes.

Projected households were split by tenure using projected ownership rates, with the number of renter households determined as a residual. Once households were divided into owner and renter groups, a projected occupancy pattern for each age group, household type (family or non-family), and tenure category was used to assign projected households to different housing types.

### Tenure Choice (Ownership Rates)

ASSUMPTION: Constant 1991 tenure pattern

- For each province, household type (family or non-family), and age group combination, the probability of owning was obtained from the 1991 Census.<sup>18</sup> These 1991 ownership rates were used to assign projected households to ownership and rental groups throughout the projection period. In short, the factors influencing the choice to own or rent were assumed to produce the same tenure tendencies for each demographic group in the future as in 1991. Projected changes in tenure composition therefore do not result from shifts in the preferences of particular household groups but rather from demographic changes, that is, from projected changes in the mix of household types and age groups.

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16. As with headship rates, age describes the age of the household head (maintainer).
  17. The modified exponential function assumes that the direction of change during the base period will continue in the future but at a diminishing rate.
  18. In the context of tenure and dwelling choices, age again refers to the age of the household head (maintainer). The band housing tenure category included in the 1991 Census was ignored. The tenure pattern used to project owner and renter households was based only on households counted as either renters or owners in the 1991 Census.

## Dwelling Type Choice

ASSUMPTION: Constant 1991 occupancy pattern

- For each province, dwelling choice assumptions were selected in order to distribute projected owner and renter households among four broad dwelling types: single-detached dwellings, apartments (including units in buildings of five or more storeys and in buildings of less than five storeys), other multiples (including semi-detached, duplex, row, and single attached units), and moveable dwellings.<sup>19</sup> In each age, household type (family or non-family), and tenure category, the occupancy pattern from the 1991 Census was used to project dwelling choices in all projection years. Given the static dwelling choice assumption, projected variation in the composition of dwelling types over time reflects projected demographic changes — in the mix of age groups, household types, and tenure groups — rather than projected shifts in the preferences or tastes of individual groups.

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### Summary

This report describes six household-growth scenarios for Canada and the provinces until 2016.

- Each projection was produced by a three-stage process: population projections, which were the foundation for household projections, which were then split by tenure and dwelling type based on the characteristics of the projected households.
- Six household-growth scenarios were created by combining two interprovincial migration scenarios with three household formation assumptions.
- National totals were generated by combining projections for individual provinces.

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19. For more complete information on dwelling type definitions, please consult 1991 Census documentation.





